

14/1 Flametree Circuit, Arundel, Qld 4214



Sold House

Sunday, 8 October 2023

14/1 Flametree Circuit, Arundel, Qld 4214

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



Emma Grant
0755013700

\$855,000

This stunning property is located in the desirable suburb of Arundel Springs, offering a picturesque view of the lake and overlooking the expansive parklands. Some of the incredible features of this near-new property include:- 3 bedrooms, 2.5 bathrooms, and a double lock-up garage spanning 209m²- Master bedroom with an ensuite, complete with his and her basins- Walk-in robe in the master bedroom- Two separate spacious living areas on both the ground and upper levels- Separate dining area- Well-equipped kitchen with ample cupboard space- Double lock-up garage with storage- Downstairs toilet- Covered back patio- Study nook- Ducted air conditioning throughout- Separate laundry- Natural gas connection- Window screens throughout- High-speed NBN Fibre to the premises connection- 14 Solar panels generating 7.2kw with inverter resulting in minimal electricity costs- Still covered under the new build warranty- Private fully fenced yard - Double car lock up garage with internal access features brand new epoxy flooring The property has a body corporate fee of approximately \$56 per week, council rates of approximately \$1,800 per annum, and water rates of \$230 per quarter per usage basis. Whether you're purchasing for your own use or as an investment, this is an opportunity you don't want to miss. The current rental appraisal is \$850 per week. Arundel Springs offers the perfect blend of tranquility and convenience. Situated near the Coombabah Lakelands Conservation Area, the area boasts plentiful amenities, including renowned golf courses. You'll also be in close proximity to the Gold Coast Hospital, Griffith University, private and public schools, and have easy access to the M1 Motorway and various public transport options for commuting along the coast or to Brisbane. The Parkwood G:link light rail is within walking distance, and Helensvale Train Station is just a short 7-minute drive away. Call Emma Grant on 0403 836 523 to pre register your interest. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.