

**15 Champagne Boulevard, Helensvale, Qld 4212**



**House For Sale**

Monday, 27 May 2024

15 Champagne Boulevard, Helensvale, Qld 4212

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1039 m2**

**Type: House**



Sean Coad  
0439830966



Tony SuttonYeomans  
0478268578

## Auction

SINGLE LEVEL HOME ON A 1,039m<sup>2</sup> BLOCK 20 METERS OF WATERFRONT STRAIGHT OUT TO THE BROADWATER  
Don't miss out on this fantastic opportunity to secure this family home. The sellers have had a change of circumstances and set clear instructions we are selling as they liquidate their investment property at Auction on the 26th June unless sold prior. All offers will be submitted for their consideration. Situated in the tightly held security gated estate of Champagne Boulevard, Oyster Cove with just 34 waterfront homes, this is a rare opportunity not to be missed. With room to add value and let your imagination flow this home won't last long. This spacious single-level home features include; • 4 bedrooms all with built-in robes & ceiling fans • Master bedroom with walk-in robe and ensuite • Separate study or potential 5th bedroom • Separate formal and informal living areas • Relax with air-conditioned comfort in the living room • Double lock up garage with storage room and internal access • Sparkling & private fully fenced tiled pool • Around 20 min to the Broadwater on your jetski from your 20 meters of waterfront with a floating pontoon • Currently tenanted at \$950 until 6th July 2024 with the options to keep the tenant on or move in. • Low Body Corporate Fees • Oyster Cove security patrol to the entire estate Please enjoy the photos and floor plan then please contact Sean on 0439 830 966 or Tony 0417 597 747 to arrange your personal inspection today. Don't miss out on this fantastic opportunity. The price guide for the property is Auction, so be sure to register your interest today. All offers will be presented prior to the Auction for consideration. For Sale Now Or At Auction In Rooms The 26th June at 5 pm Sheraton Grand Mirage Resort  
Disclaimer: We have in preparing this information used our best endeavor to ensure that the information contained herein is true and accurate, but we 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.