

**17 Trade Winds Drive, Helensvale, Qld 4212**



**Duplex/Semi-detached For Sale**

Friday, 5 April 2024

17 Trade Winds Drive, Helensvale, Qld 4212

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## JUST LISTED!

Discover convenience, comfort, and low-maintenance living at 17 Trade Winds Drive, Helensvale. With its practical layout and modern amenities, this residence is perfect for families, couples, or investors alike. Appreciate 3 sizeable bedrooms with built in wardrobes, a fully-equipped kitchen, bathroom with a bath tub, single garage and double carport. Upon your entrance into the home, appreciate an open plan living area offering neutral tiling, an abundance of natural light, and a sliding door providing access to the patio area. Admire a sizeable kitchen fitted with premium appliances and ample bench and storage space, overlooking the living area. Venture further into the home to seek a cosier, more casual ambience in the carpeted lounge/media style room - ideal for valuable family time with a movie or games night! In addition, enjoy three sizeable bedrooms with built in wardrobes, and a shared bathroom with a shower and separate bath tub. Not to mention, the generous, fully fenced yard with a comfortable amount of space for pets or young children, to play freely in the safety of your own home. More features include:

- U shaped kitchen with dishwasher, double stainless sink, electric cooktop and oven
- Open plan, tiled living area with ducted air-conditioning, ceiling fan and vertical blinds
- 3 sizeable bedrooms with carpet, ducted air conditioning ceiling fan, built in wardrobes and vertical blinds
- Bathroom featuring bath tub, separate enclosed shower & laminate vanity
- Single lock up garage and double carport
- Low maintenance, fully-fenced yard
- Ducted air conditioning throughout
- New quarter turn taps installed throughout internally
- South-facing
- Electric hot water
- Council Rates approximately \$1,200 bi-annually
- Water Rates approximately \$280 per quarter, plus usage
- Rental estimate \$700-\$740 per week
- Tenanted to 31/10/2024
- Built 1996, brick veneer with concrete tile roof

Located in the heart of Helensvale, enjoy the convenience of being centrally located with ample facilities at your fingertips. Appreciate being situated near to the Helensvale Plaza and within close vicinity to Westfield Helensvale and the train station. From restaurants, to plenty of fast food options, gyms, hardware stores and beauty therapist, live comfortably all day every day. Discover an array of education options, from Helensvale State and High School, to private schooling options and daycare centres. The lifestyle opportunity is endless, and alongside a comfortable yet convenient home, your property goals don't get better than this! Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.