

2/76 Chichester Drive, Arundel, Qld 4214



Apartment For Sale

Thursday, 25 January 2024

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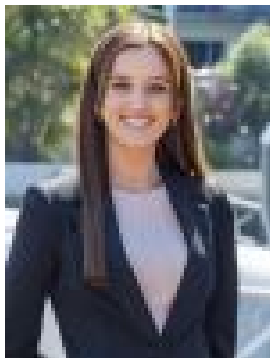
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 133 m2

Type: Apartment



Demmi Taylor
0423794352

\$600,000

Enter a sunlit sanctuary with open spaces, grand balconies with low-maintenance living. This ground-floor unit offers two bedrooms and two bathrooms, featuring an inviting, light-filled living space. The layout seamlessly connects the living, dining, and kitchen areas, extending to a spacious veranda with meticulously maintained garden views. Situated in 'The Presidents Lodge' gated complex, this quiet cul-de-sac of Arundel Hills is known for its tranquility and sought-after community.

PROPERTY HIGHLIGHTS

- Large 133m² open-plan living area with an abundance of natural light from its north/east aspect
- Two spacious bedrooms with built-in mirrored wardrobes, each leading onto a private balcony
- Two car spaces - Secure underground parking space, plus an additional designated spot
- Designated storage space
- Huge well-equipped kitchen with generous storage and stainless-steel appliances
- Air conditioned living area and master bedroom, complemented by ceiling fans throughout
- Oversized ensuite with double vanity and a relaxing spa bath
- Intercom system for added convenience
- Pet friendly

FINANCIAL

- Body Corporate fees - \$5404 pa
- Sinking fund - \$152,507.25 as at 22.01.24
- Council rates - \$1835 pa
- Water rates - \$1870 pa
- Rental appraisal - \$700 - \$750 pw

LOCATION

- 2.7km (5 minute drive) to Arundel Plaza Shopping Centre
- 1.7km (4 minute drive) to A.B. Paterson College
- 1.8km (3 minute drive) to Arundel Primary School
- 5.6km (11 minute drive) to Griffith University
- 4.7km (8 minute drive) to Gold Coast Hospital
- 4km (6 minute drive) to Harbour Town

Only minutes from the M1, Parkwood Tram Station, and Helensvale Train Station, facilitating seamless coastal travel!

*Approximately This won't last long! Contact Demmi Taylor on 0423 794 352 today to arrange an inspection. Video inspections available upon request.

Disclaimer: We have in preparing this information used our best endeavour 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.