

**20/113-115 Arundel Drive, Arundel, Qld 4214**



**Sold Townhouse**

Thursday, 14 December 2023

20/113-115 Arundel Drive, Arundel, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 164 m2**

**Type: Townhouse**



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**\$575,000**

Discover an exceptional opportunity to effortlessly settle into the luxurious comfort of this charming double-story townhouse located within the prestigious Country Club Fairways complex. Ideally situated near AB Paterson College, this residence exudes a serene ambiance, seamlessly melding private cottage-style gardens with indoor and outdoor living. Nestled at the tranquil rear of the estate and bordered by a lush reserve, this find is truly rare and remarkable. Unparalleled Spaciousness and Convenience! Nestled within the coveted Country Club Fairways estate, this radiant and low-maintenance three-bedroom gem offers generous living spaces, this home ensures complete privacy courtesy of its fully fenced surroundings, perfectly suits first-time buyers, investors, or those seeking an effortless lifestyle. Key Highlights:- Sun-drenched separate spacious living room- Expansive central kitchen boasting ample storage, built-in dishwasher, breakfast bar & quality appliances- Separate dining and family area- Low maintenance tiled living area with plenty of storage- Three generously sized bedrooms, two featuring built-in wardrobes & fans throughout- New carpet upstairs & stairs- Master bedroom with an ensuite, walk-in wardrobe, and a private balcony- Two full bathrooms, with the main bathroom featuring both a shower and a bathtub- Dedicated toilet downstairs, paired with a convenient laundry area- Roller door single garage with additional parking space on the driveway- Positioned in corner with only one adjacent one neighbour- Two sided backyard with massive undercover patio and tiled outdoor living area- Storage shed in backyard for garden tools and additional storage- Surrounded by trees, provides privacy

Complex Facilities:- Serene tropical pool nestled within the complex- On-site management for enhanced convenience- Tranquil and fully fenced leafy backyard space- Secure lock-up garage with internal access and additional parking space- Inviting Country Club Lifestyle- Covered outdoor entertaining patio graced by a leafy western backdrop- Efficient and expertly managed small body corporate

Prime Location:- A-B Peterson private school and Childcare within walking distance- Petrol station and restaurants nearby- Bus station route (710/704) 5 mins drive to Helensvale Westfield shopping central. Helensvale Plaza 5 mins drive to Helensvale Train station. Tram station 5 mins drive to Harbour Town Outlets 10 mins drive to Griffith University and Griffith Hospital 15 mins drive down to Main Beach

Numbers:- Council rates = approx. \$1207 per 6 months- Water rates = approx. \$420 per quarter- Body corporate fees = \$87 per week approx (including building insurance)- Rental appraisal = \$660 per week, currently rented at \$650 per week

Suitable for First home buyers, Investors, downsizers, this property ticks many boxes in your dream list.

Country Club Fairways: Where Luxury Meets Convenience

This exclusive boutique complex boasts meticulous on-site management, a resort-style pool, and a BBQ area for seamless entertainment. With public transportation, shops, and conveniences at your doorstep, and major hubs including Westfield Helensvale, Harbour Town, and Helensvale Train Station just minutes away, the location stands as truly exceptional. A Choice Without Regrets

With a strong demand for homes offering ample value, abundant space, and a functional layout. Don't miss, please call Sanjay to arrange a viewing asap at 0416 737 593