

**22/2 Vale Avenue, Arundel, Qld 4214**



**House For Sale**

Wednesday, 29 May 2024

22/2 Vale Avenue, Arundel, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Emma Grant  
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**\$849,000**

The Emma Grant Team are proud to present 22/2 Vale Avenue, Arundel. This near new townhouse offers luxury finishes, two living rooms, three queen sized bedrooms, a double car garage and premium finishes with low maintenance gardens and low body corporate fees. This property is ideal for the down-sizer, investor, family or first home buyer. Features Include: • Three spacious bedrooms, master with WIR and ensuite • Zoned ducted air conditioning throughout • Ceiling fans throughout • Modern open plan entertainers kitchen with lots of storage • Separate living room • Outdoor covered alfresco and back courtyard • Modern upstairs bathroom • Automatic double lock up garage • High quality fixtures and fittings • Natural gas • Built in 2021 • Rental Appraisal \$850 per week • Council Rates \$978.96\* half yearly • Water Rates \$502.72\* per quarter 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. 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.