

# 25/24 Amsonia Court, Arundel, Qld 4214

## Unit For Sale

Friday, 3 November 2023

25/24 Amsonia Court, Arundel, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Frank Gardner



Christine Gardner  
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**\$579,000 - \$609,000**

The Terraces offers Resort style facilities. This family home is for all buyers looking for a property which offers an abundance of features which include, internal courtyard retreat, low set home, flat block, privacy, large rear gardens, double lock up garage, huge outdoor entertaining space with stepped terraced gardens, steps to upper decked retreat with panoramic views. Fully fenced, low maintenance garden beds, veggie gardens, lawned, includes fire pit, private oasis, captivating peaceful tranquil surrounds. Featuring\*Block brick and tiled roof construction\*Front lawn, side gate access to rear\*Brick paving to front and entrance with planter box.\*Entrance fully tiled\*Open plan living, floor tiles 550 x 550, recess wall and dining area.\*Air-Conditioned for relaxation and comfort.\*Private central courtyard retreat with modular flooring\*Spacious kitchen\*Double fridge recess\*Double pantry with shelving\*Range hood\*Ceramic cooking top, tiled splash backs\*Chef under bench oven\*Dishwasher\*Lots of bench space\*3 bedrooms, Main with views to lawned yard and tropical gardens\*Ceiling fan, triple robes, Plantation shutter to window\*Ensuite bathroom\*Vanity/mirror – drawers\*Corner shower, toilet, and towel rails\*Bedroom 2 with triple robes, ceiling fan light\*Bedroom 3 with double robes, ceiling fan\*Separate toilet\*Main bathroom with shower, bath, Vanity/mirror, towel rails\* Laundry modern stylish with timber bench top, deep sink, Country style tap, under bench and above bench cupboards\*Linen cupboard\* Outdoor external oasis, private entertainer, private rear yard, well maintained, native trees/plants, stone garden beds with sugar cane mulch, steps/stairs to the summit retreat with deck under the tree, panoramic views, breezes, with peaceful tranquil surrounds.\*Fully fenced and low maintenance yard and gardensExtra Features of importance\*Air conditioned\*Ceiling fans\*Good storage\*Block out blinds\*Screens to windows\*LED downlights\*Manicured gardens\*Lots of visitor car parking\*Gated complex\*Quiet cul de sac streetAmenities\* Swimming pool/Spa with sails\* BBQ facilities\* Recreation room\* Gymnasium and SaunaAdditional information•?Comparable GCCC rates•?Comparable water rates•?Complex well maintained with 86 units – Onsite manager•?Good rental returns for astute investorsSurrounding Area ProfileSituating within walking distance to Lakeside, also a short walk to AB Paterson College offering excellent academic, arts, music, and sporting cultures, and within easy access to excellent public schools both primary and high schools. A short drive to Westfield Shopping Town and Helensvale Train Station or for factory outlet shopping Harbour Town and just 10 minutes from major theme parks and less than 20 minutes to the Broadwater, northern beaches including Surfers Paradise. The area also offers an abundance of park reserves, walkways, bike tracks, play parks and easy access when commuting to Brisbane via the M1 Pacific Motorway, or South to Coolangatta, Gold Coast Airport and New South Wales border regions. Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.