

# 3 Nugent Court, Helensvale, Qld 4212

## House For Sale

Wednesday, 3 April 2024



3 Nugent Court, Helensvale, Qld 4212

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 743 m<sup>2</sup>

Type: House



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## Buyers Above \$800,000

Set in a quiet court location in central Helensvale, is a great opportunity for first home buyers, investors or anyone looking for a well-located property in a very sought after price range. Lots of warmth and character, large living areas, modern kitchen and bathroom, great outdoor entertaining looking out to pleasant private gardens. Features include:

- Good tenants in place until 18 August 2024, returning \$670 per week
- 743m<sup>2</sup> of beautifully landscaped land
- Step down lounge with towering ceilings and timber shutters, offering space and character
- Separate tiled family room and dining area providing space the family will enjoy.
- Gourmet kitchen for the chef with stone benchtops, induction hotplate and soft closing drawers
- 3 large bedrooms with built in robes and fans
- Updated bathroom
- 22 Solar power panels, LED down lights and pumped rain water tank to help keep the bills down
- The huge covered patio is the idea place to entertain or just relax
- Kids and pets will make the most of the private securely fenced yard
- Extra-long lock up garage plus ample off street parking
- The rail stations and Westfield Shopping Centre are just 7 minute drive (re: google maps)
- The light rail will take you to Griffith University the Gold Coast University Hospital, past numerous beach suburbs, currently as far as Pacific Fair Shopping Centre at Broadbeach

It is getting harder to find properties at this price point, with this one being in such a pleasant location on a great block of land, it will not last long, ensure you attend this weeks open homes to avoid missing out. Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.