

31/10 Vale Avenue, Arundel, Qld 4214



Townhouse For Sale

Tuesday, 9 January 2024

31/10 Vale Avenue, Arundel, Qld 4214

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Emma Grant
0755013700

Auction

Auction: Monday, 29th 2024 at 5:00pm Auction Address: In-Rooms, Ray White Sovereign Islands, 1 The Sovereign Mile, Paradise Point Emma Grant is proud to present 31/10 Vale Avenue, Arundel. This stunning property is located in the desirable suburb of Arundel Springs, offering expansive parklands, nature walks and native Australian wildlife. Some of the incredible features of this near-new property include:- 3 bedrooms, 2.5 bathrooms, and a double lock-up garage spanning 209m²- Master bedroom with an ensuite- Walk-in robe in the master bedroom- Two separate spacious living areas on both the ground and upper levels- Separate dining area- Well-equipped kitchen with ample cupboard space, stone bench tops, Westinghouse appliances and gas cooktop - Double lock-up garage with storage- Downstairs toilet- Covered front patio and grass area - Study nook- Ducted air conditioning throughout- Separate laundry- Natural gas connection- Window screens throughout, crimsafe on all doors and sliding doors plus brand new plantation shutters- High-speed NBN Fibre to the premises connection- Still covered under the new build warranty- Private fully fenced front yard- Brand new deck - Double car lock up garage with internal access features brand new epoxy flooring The property has a body corporate fee of approximately \$75* per week, council rates of approximately \$2,000 *per annum, and water rates of \$230 per quarter per usage basis. Whether you're purchasing for your own use or as an investment, this is an opportunity you don't want to miss. The current rental appraisal is \$850 per week. 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. Call Emma Grant on 0403 836 523 to pre register your interest.