

**32/10 Vale Avenue, Arundel, Qld 4214**

Smyth

**Townhouse For Sale**

Saturday, 13 April 2024

32/10 Vale Avenue, Arundel, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 186 m2**

**Type: Townhouse**



Edward Smyth

0451125809

## Offers over \$899k

Exquisite Bohemian Luxe Townhouse in Arundel Springs, meticulously styled by a skilled interior designer. The furniture and furnishings you see are available for purchase\*, allowing you to own not just a home, but the lifestyle it embodies. Act now to make this unique opportunity yours. Discover the epitome of sophisticated living at 32/10 Vale Avenue, meticulously presented by "That Interior Girl". This two-story townhouse, recently transformed with a stunning bohemian luxe renovation, is an absolute gem in the prestigious Arundel Springs estate. It's an ideal sanctuary for those who cherish spacious living, luxury finishings, and a location that blends convenience with natural beauty.

**About the Townhouse:** Bohemian Luxe Interiors: The ground floor now radiates a bohemian charm, with an open-plan living area featuring eclectic décor, vibrant textures, and artisanal details, complemented by modern kitchen enhancements including stone benchtops and seamless cabinetry. Enhanced Living Spaces: The ground floor seamlessly integrates the kitchen, pantry, laundry, and a chic powder room, with sliding glass doors leading to the transformed outdoor areas. The porcelain tiles now carry a unique bohemian flair, accentuating the natural light and indoor greenery. Upgraded Upper Level: The second floor hosts three bedrooms, including a king-size master suite with panoramic estate views, a large walk-in wardrobe, and a luxurious en-suite. Two queen-sized guest bedrooms feature built-in wardrobes and share a stylishly updated family bathroom with a shower and bathtub. Bedroom 3 has a hand crafted stone floor that must be witnessed in person to be fully appreciated. Refined Outdoor Entertainment: The townhome boasts two revamped outdoor entertainment areas connected by a sprawling wrap-around yard. The front features a covered area overlooking the yard, while the back offers an alfresco dining space with timber decking and fairy lights, creating a magical ambiance. Detached Garage and Storage: A thoughtfully positioned two-car garage at the rear, providing ample storage and ensuring the home's aesthetic appeal remains uninterrupted.

**Key Features:-** Zoned ducted air and ceiling fans throughout for year-round comfort.- Modern design with a bohemian luxe touch, built in 2019.- Fully fenced with side gate access, ensuring privacy and security.- Detached 2-car garage with additional storage space.- Designer kitchen with a gas cooktop and stone benches.- Two spacious living areas, one on each level, offering versatility.- Three generously sized bedrooms, including a master with an en-suite and walk-in robe.- A convenient powder room on the ground floor.- Body corporate roughly \$68

**About the Area:-** Situated in the serene parkland setting of Arundel Springs, surrounded by nature reserves, walkways, and parks.- Proximity to Parkwood tram station and Arundel Plaza, just 1km away.- Close to the Gold Coast Hospital, Griffith University, and Westfield Helensvale.- Zoned for Arundel State School and near AB Paterson College.- Only 12 minutes from the Broadwater Parklands and beach.- This newly renovated townhouse is a unique find, blending bohemian luxury with the tranquility of Arundel Springs. It's perfect for those seeking a stylish, comfortable home in a prime location.\*Full list of inclusions is available on request.

The transparent offer system ends on Thursday 2 May at 7.00pm

**What is a Transparent Offer System?** Qualified buyers will be granted access to a website/app that facilitates offers for private property sales with transparency. Contact the agent for more information.

**Disclaimer:** Smyth Real Estate has made every effort to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspecting the property, or by other means.