

3A Joshua Close, Arundel, Qld 4214



House For Sale

Thursday, 25 January 2024

3A Joshua Close, Arundel, Qld 4214

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nick Baxter

0755001600

Offers Over \$725,000

This is an incredibly rare opportunity to secure a 3 bedroom home in a quiet cul de sac position boasting an expansive main living area measuring approximately 6m x 6m which merges onto an enormous backyard that is larger than many houses. Featuring pedestrian access to over 1300m² of parkland leaving you with no neighbours behind and giving the feel of living on acreage without the price tag or maintenance attached.- The duplex block measures an enormous 981m²- Huge main living area with contemporary flooring throughout, council approved extension was undertaken in recent years. Powerful reverse cycle air conditioning system- Generously sized covered alfresco area looks onto the tropical landscaped gardens of the backyard- Contemporary kitchen with stone bench tops and self close drawers- Second living area at the front of the home perfect for a children's area (reverse cycle air conditioning)- Spacious master bedroom with reverse cycle air conditioning, walk in robe and private ensuite- Spare bedrooms have built in robes and ceiling fans-Single lock up garage with secure internal access. Secure off street parking for additional cars and scope for the addition of hardstand area to park boats, campervans or trailers- No body corporate - 6.6KW solar system slashing power bills dramatically, rainwater tank, lockable garden shed 800 metres to the light rail station, 6.1km to the Gold Coast University and Hospital, 750 metres to the Arundel Circle Park, 1.5km to the M1 motorway and 7.8km to the Broadwater. 3.9m to The Club at Parkwood Village which offers guests and members a pristine par 70 golf course, seasonal dining, café, kids arcade, sports bar and gaming as well as the largest mini golf course in Australia, and five state of the art Swing Suite powered by Topgolf bays. 4.8km to The Southport Sharks, Sharks offer a multi-purpose events centre, restaurant, a café, four bars, two AFL grade ovals, sports facilities, modern 24/7 fitness centre, Mantra at Sharks Hotel, kids club, gaming facilities and free weekly entertainment. 6km to Harbour Town Gold Coast, Harbour Town is Australia's first and largest Outlet shopping Centre. Home to over 220 stores including Nike Unite, Tommy Hilfiger, Polo Ralph Lauren, Woolworths and the Gold Coast's physical Crocs store. Locals and tourists alike can go all out with prices 30-70% off every day. With open air malls and iconic palm trees, Harbour Town is the ultimate coastal retail destination. In breaking news for the suburb, the Gold Coast City Council has approved plans for a \$300 million 'Integrated Surf Park Village' at The Club at Parkwood Village. The Parkwood Village Golf and Surf Resort introduces a four-hectare dual-zone Endless Wave surfing lagoon as the centrepiece-the city's first wave park. Dubbed Endless Surf Wave Lagoon, the wave pool will offer customisable wave configurations to cater to different surfer preferences and abilities. The project will be categorised into six precincts spread across sixteen new and modified main buildings, which consist of eight residential apartments and short-term accommodation buildings, 12 no. resort villas, a pavilion and brewhouse, retail and commercial tenancies, a 120-person childcare centre, a maintenance building, a golf pro shop and a wedding chapel. Designed by BDA Architecture, the vision for the resort is to create a defined architectural character that reflects the Gold Coast 'Palm Springs' architectural language and contemporary commercial architecture. "The Residential & Serviced Apartments, Central, Pavilion & Brewhouse, Resort Villas, Commercial Buildings, and its podium base have been considered as a three-dimensional form in the urban context of the Parkwood Precinct," BDA said in their design brief. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.