

4/44 Helensvale Road, Helensvale, Qld 4212

Sold Villa

Thursday, 7 December 2023

4/44 Helensvale Road, Helensvale, Qld 4212

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 112 m2

Type: Villa



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\$492,500

This exceptional home is situated in a prime location, making it an ideal investment or your next home. Nestled within the exclusive St James Park Villas, a secure gated community boasting only 26 homes, this property offers a single level living experience that exudes a relaxed lifestyle. First viewing OPEN HOMES THIS SATURDAY AND SUNDAY FROM 10:15 to 11:00am BOTH DAYS. Designed with utmost care and attention, this home has a great floor plan that caters to the needs of the family. The open plan living area seamlessly integrates the kitchen, creating a harmonious space that overlooks the spacious family and dining room. Two separate bedrooms and master has a two way bathroom with spa bath and separate shower, privacy and comfort are ensured for all occupants. Two car parking with your own lock up single garage, plus your additional personal driveway car park. One of the standout features of this exquisite home is the enclosed and expansive covered alfresco area, with a quick opening and closing roof for all seasons. This inviting space provides the perfect setting to enjoy breakfast or dinner, entertain friends and family, or simply unwind in a tranquil environment. Currently rented for \$520 pw till June 2024 with a good tenant in place, low body corporate fees and pet friendly. Beyond the confines of this villa, a world of excitement awaits. Located just minutes away from the M1, you have easy access to Brisbane and Coolangatta, as well as renowned attractions such as Wet and Wild, the Outback Spectacular, Movie World, Top Golf, and Dream World. Additionally, the convenience of being a mere 5-minute drive from Westfield Helensvale, Helensvale State High school, and Primary School further enhances the appeal of this remarkable property. Features: 2 bedrooms, master with walk in robe Two-way bathroom with Spa bath and shower. Spacious open plan living, lounge and dining. Air Conditioner in the lounge/dining area. Double entry doors to the 5m x 2.5m undercover alfresco area. Well-appointed kitchen with electric oven, glass cooktop and ample fridge space and cupboards. Separate laundry with access to rear courtyard. Single lock up remote-control garage, plus your own additional driveway carpark. Electric hot water Pet friendly upon approval and low maintenance gardens. Visitor parking, home size 112 sm, home build 1998 Great investment currently rented at \$520 per week till June 2024 LJ Hooker can assist with top end property management. Current estimate land rates \$1210.00 for 6 months, water rates \$445.00 for 3 months Low body corporate fees of \$54 pw, after paid on time discount, includes full building insurance and sinking fund for complex future needs (Full Body Corporate disclosure statement available after inspection) This home is a must see and it is fantastic buying and we do not expect the property to last. Owner's plans have changed as they go forward, and they want the property sold. See you at the open home this weekend or call Paul Ellem or Lina Onorato or for more details. 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.