

# 7 ETELKA WAY, Arundel, Qld 4214



## House For Sale

Saturday, 18 May 2024

7 ETELKA WAY, Arundel, Qld 4214

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House

## Offers over \$825,000

To enquire, please email or call 1300 815 051 and enter code 5851 This beautifully maintained home in the safe and serene suburb of Arundel is the perfect home for families, first-home owners or retirees. This home has a newly built patio, solar panels, energy-efficient air conditioners (3), modern lighting and bathroom fittings, established gardens, herb garden and fruit trees with fully fenced yard. This home is ideally located literally minutes from everything. Westfields & Harbortown Shopping Centres, Griffith University Hospital & Griffith University, AB Patterson Private School, Light Rail, Train & Bus, Movie World and other theme parks, Parkwood International Golf Club (Home to NRL Titans) Arundel is one of the newer suburbs of the Gold Coast with well-maintained roads and manicured parks and gardens, surrounded by a conservation park, (with kangaroos, koalas & birdlife) golf courses, children's playgrounds, and plenty of open space and clean fresh air. Only 10 mins drive to the stunning Broadwater and 20 mins drive to Surfers Paradise beach. The Gold Coast is the fastest-growing region in Queensland and a great investment. Major infrastructure is currently underway, including the light rail (G Link) and major road upgrades, including the Coomera Connector, which will provide M1 traffic congestion relief. This beautifully presented home will easily rent for \$800 to \$850 a week and is ideal for students, families, and university and hospital staff, due to close proximity. Current rental yield is approximately 5.10%

Bedrooms: (3) Great sized master bedroom with walk-in wardrobe and ensuite  
Main Bathroom (with separate Toilet)  
Reverse Cycle Aircon in Lounge Room and 2 x Bedrooms  
Double Garage (Remote Control)  
Fully Fenced Yard, 400 m<sup>2</sup>  
Floor Space 138 m<sup>2</sup>  
Solar Panels  
RATES: \$450 (Quarterly), Water \$300 (Quarterly)  
Please message owner through Property Now to arrange an inspection. NO AGENTS PLEASE!  
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