

10/1 Citron Crescent, Helensvale, Qld 4212



Townhouse For Sale

Saturday, 29 June 2024

10/1 Citron Crescent, Helensvale, Qld 4212

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: Townhouse



Patrick Ear

0424237486

\$880,000 GREAT LOCATION!

Discover Dawn Edition by Azure: Your Dream Home Awaits Welcome to "Dawn Edition by Azure," an exclusive gated community where luxury meets modern living. This new double-storey townhouse boasts contemporary finishes and offers a lifestyle of sophistication and comfort. Key Features:- Modern Kitchen: Equipped with stainless steel appliances and sleek stone benchtops.- Open Plan Living: Seamlessly integrated lounge and dining areas flow onto a terrace for indoor-outdoor living.- Alfresco Dining: Host guests on the covered patio overlooking a private rear courtyard.- Master Suite: Spacious bedroom with a walk-in robe and a stylish ensuite.- Flexible Floorplan: Three bedrooms, with an option for a fourth bedroom or a second living area.- Designer Bathrooms: Main bathroom and ensuite with matte black fixtures, wall-hung vanities, and a freestanding bath.- Quality Flooring: Travertine ceramic flooring and timber laminate in the bedrooms.- Comfort and Connectivity: Ducted reverse-cycle air conditioning, NBN, and data ports throughout.- PLEASE NOTE, This is a three bedroom property that possibly be converted into a 4 bedroom by placing a door in the upstairs lounge room. Community Amenities:- Leisure Centre: Enjoy a 25m heated pool, fully equipped gym, multipurpose community room, and café.- Outdoor Recreation: Landscaped gardens, walkways, cycle paths, children's parks, and dog-friendly areas.- Convenient Location: Walk to Westfield Helensvale, Helensvale Train Station, and local schools. Easy access to the Motorway and just a short drive to Broadbeach and Brisbane CBD. Location:- Education: 4km to Pacific Pines State Primary and High School, 4.5km to AB Paterson College.- Recreation: 20km to Broadbeach entertainment and beaches, 60km to Brisbane CBD. Don't miss out on this opportunity. Arrange an inspection today and step into your new era of living at "Dawn Edition by Azure."- Council Rates \$1,800 approx biannually- Water Rates \$1200 approx per year- Body Corporate \$TBA approx per week- Rental Appraisal \$950pw-\$1050. approx per week- Vacant Possession- Built in 2021 All offers will be submitted, make an offer! Proudly presented by ALL EARS team. Patrick Ear 0424 237 486 patrick.ear@raywhite.com Agnes Chan 0421666977 (Mandarin/Cantonese) If you do not register, we are unable to advise you of any changes to open homes. Are you selling? Obligation-free chat. WE'RE ALL EARS - Patrick Ear 0424 237 486 DISCLAIMER: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries.