

**24/2 Anaheim Drive, Helensvale, QLD, 4212**



**Townhouse For Sale**

Tuesday, 17 September 2024

24/2 Anaheim Drive, Helensvale, QLD, 4212

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**

## Contemporary Home with Modern Amenities and Private Courtyard

Discover comfortable living in this charming three-bedroom townhouse, nestled within the tranquil, gated 'Riverlink Grove' community. Located in a quiet cul-de-sac, this residence boasts a generous layout designed for cozy living and effortless entertaining. Enjoy inviting indoor and outdoor spaces perfect for family gatherings and socializing with friends. Relax and unwind around the communal BBQ and pool area, sheltered for year-round enjoyment. This property is ideal for discerning homeowners seeking a peaceful retreat and savvy investors looking for a smart investment opportunity. This exquisite 3-bedroom, 1-bathroom & 2 Car space residence offers a seamless blend of comfort, style, and convenience.

### Key Features:

- The living area is air-conditioned featuring modern carpeted floors, stylish downlights and spotlights, a ceiling fan, and a built-in storage cupboard for a comfortable and organized space.
- The master bedroom is spacious and air-conditioned, featuring a mirrored wardrobe, ceiling fan, plush carpet, and direct access to the bathroom.
- Bedroom 1 includes elegant accent walls, a wardrobe, ceiling fan, and soft carpet, creating a cozy and inviting space.
- Bedroom 2 offers a generous wardrobe, ceiling fan, and soft carpet, ensuring comfort and style.
- The two-way bathroom can be accessed from either the living room or the master bedroom and features a combined toilet and shower with a bathtub.
- Enjoy a low-maintenance private fenced courtyard with tiled & grass flooring, perfect for pets, relaxing and entertaining.
- The laundry area features a convenient powder room and abundant storage with multiple cabinets.
- Single double lock-up garage plus an additional car space..

### Complex Amenities

- Enjoy access to a sparkling pool and entertaining areas within the complex.
- Outdoor Entertaining Areas are perfect for gatherings and social events.
- Sheltered BBQ facilities for year-round enjoyment.
- Versatile space for hosting events and meetings.
- 24-Hour On-Site Management ensures security and convenience for all residents.
- Gated Community enhances security and peace of mind.
- Ample parking space for guests.

### Location

- Home world Shopping Centre: 400m
- Bear Boy Espresso: 450m
- Home world Medical: 450m
- Motorway Entrances: 500m
- New Hope Island Train Station (under construction): 1.9km
- Dreamworld: 3.8km
- Coomera Indoor Sports Centre: 3.2km
- New Coomera Hospital (under construction): 5.7km
- Oxenford Town Centre: 1.3km
- Movie World: 3.6km
- Wet n' Wild: 3.9km
- Top Golf: 3.7km
- Hope Island Golf Club: 5.1km
- Sanctuary Cove Marina: 7.1km
- Helensvale Westfield: 6.1km
- Walking distance to upcoming Hope Island Railway Station

Situated within a tranquil cul-de-sac, this home provides an exceptional opportunity for both discerning homeowners and

savvy investors. The Riverlink Grove gated community offers a peaceful retreat while ensuring convenience to all essential amenities, including excellent schools, lush golf courses, fine dining at Sanctuary Cove, thrilling theme parks, and the M1 motorway for quick access to Gold Coast's famed beaches.

#### Rates

Council Rates: \$1301 Half yearly

Body Corporate Fees: \$49 PW

Water Bills: \$383 per quarter

Rental Appraisal \$700 per week

Don't miss the chance to make this your dream family home in one of the most sought-after locations on the Gold Coast. This property is perfect for effortless living or as a hassle-free investment opportunity. Envision the possibilities and seize this opportunity today!

Contact Sanjay at 0416 737 593 to schedule a viewing and secure this exquisite property today.

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