

**7/3 Arundel Dr, Arundel, QLD, 4214**

 Coastal

**Townhouse For Sale**

Thursday, 1 August 2024

7/3 Arundel Dr, Arundel, QLD, 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Spacious Townhouse - Superb Central Location - Will Be Sold

Calling all buyers and investors alike an opportunity has arisen to secure a spacious property in superb central location. Offering 3 spacious bedrooms this townhouse showcases a very generous floor plan whilst providing owners added privacy and security. Very attractive rental returns available so be quick to contact Andrew or Michael for an inspection as owner will consider offers prior to Auction.

### Features

- King size master bedroom with Ensuite and mirrored built-in robes.
- Two large queen-sized bedrooms with built-in robes and ceiling fans.
- Well positioned main bathroom to service bedrooms.
- Large kitchen with electric appliances, recently installed oven, dishwasher & ample storage.
- Open plan living and dining on ground floor with quality laminate flooring & access to rear of property.
- Powder room on ground floor for extra convenience.
- Backyard offering elevated views & gardening maintenance is Body Corporates responsibility.
- Recently painted throughout and updated air-conditioner.
- Single car garage with internal access + further off-street parking for another vehicle.
- Facilities include pool, BBQ area and tennis court.

### Lifestyle

- Centrally located to AB Paterson, Westfield Helensvale, Night quarter, Golf Courses, Harbour Town, Griffith University Hospital and both heavy/light rail facilities.
- Only a short distance to M1 motorway providing quick access onto Brisbane / Coolangatta and Gold Coasts amazing beaches.

Auction will be held on Tuesday, 27th August, 2024 at 11.00am, in-rooms at 12 Grice Avenue, Paradise Point, unless sold prior.

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 to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.