

22/107-111 Arundel Drive, Arundel, Qld 4214



Villa For Sale

Wednesday, 10 July 2024

22/107-111 Arundel Drive, Arundel, Qld 4214

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 153 m2

Type: Villa



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Best Offer on or Before 31st July

Welcome home to this partially renovated 3-bedroom, 2-bathroom free-standing villa, situated at the end of cul-de-sac of a secured complex, 'Country Club Greens' in Arundel. Nestled on a generous block of approximately 330sqm*, this beautiful home offers a perfect blend of modern comforts and classic appeal. With several upgrades already completed, making it the perfect canvas for your dream home. Ideal for families, downsizers, professionals or investors wanting to purchase a property as large as a house. Step inside to find an expansive, light-filled interior featuring large windows throughout that allow natural light to flow in. A spacious open plan living area seamlessly combines comfort and functionality to create a warm and inviting space. An entertainer's kitchen overlooking the sun-drenched yard for your morning coffees. The large wrap-around yards boast a minimalist landscape with manicured lawns, a few strategically placed plants perfect for privacy, relaxation and entertaining. This well-maintained estate is pet friendly and has the security of onsite management with low body corporate fees. Key features include:

- Main features: Split Air-conditioning and ceiling fans throughout, crim safe screen on all doors and windows, new carpets in all bedrooms.
- Open plan living: The heart of the home boasts a generous open plan design, seamlessly integrating the living, dining, and kitchen areas, perfect for entertaining or relaxing with family and friends.
- Entertainer kitchen: Gourmet kitchen features new quality oven and induction cooktop, a large countertop with bar seating, large pantry and ample storage, making meal preparation a breeze
- Master bedroom: The spacious king-sized master suite includes a private ensuite bathroom and walk-in robe, has direct access to outdoor private yard, providing a tranquil retreat.
- Additional Bedrooms: Two additional well-sized bedrooms, each with mirrored built-in wardrobes, new carpets, share a generous size family bathroom with a bathtub, and a separate toilet
- Expansive Yards: Enjoy the fully fenced private large wrap-around yards, offers a serene outdoor living, perfect for outdoor activities, BBQ entertaining, gardening, or simply unwinding in your private oasis.
- Separate Laundry: spacious laundry offers generous storage and direct access to the yard
- Parking: Double lockup garage with internal access, additional shelving and off road parking for 2 more cars

Upgrades Highlights:

- Repainted throughout
- New carpet in bedrooms
- Installed Crim safe on every door and window
- Replaced the oven and induction cooktops with Westinghouse
- Installed 3x air-conditioning units in all bedrooms
- Replaced shower heads, all taps throughout and 2 toilets
- Replace all wall switches and installed extra power points
- Replaced the hot water system with a family sized energy efficient heat pump
- Installed unground chemical termite barrier
- Added extra insulation in the garage ceiling and installed two whirlybirds on the roof for ventilation

Amenities:

- A resort style swimming pool
- BBQ Entertainment area
- Tropical landscaped grounds
- Gated community
- Onsite Management
- Visitor parking inside and outside of the complex

Prime Location: Situated in a central, family-friendly neighbourhood, opposite to A.B Paterson College, short distance to Gold Coast University Hospital, Griffith University, easy access to M1 Motorway, minutes to Harbour Town outlet shopping & dining, The well-known Theme Parks, Top Golf, public transport, Broadwater and so much more that northern Gold Coast has to offer. Don't miss out on this fantastic opportunity to own a beautiful home in the prime location of Arundel. Where you can enjoy the best of the Gold Coast lifestyle.*NOTE - some of the photos have virtual furniture for marketing purposes only. Contact Maggie Guo on 0424181448 today to schedule a viewing or attend our upcoming open homes. DISCLAIMER: Lucy Cole Prestige Properties and its agents in preparing this marketing have used our best endeavours to ensure 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 inadvertently occur. Prospective purchasers should make their own enquiries and due diligence to verify the information contained herein.