

8 Ardlethan Ct, Helensvale, QLD 4212

Contact Agent

House 3  2  3 



## OFF-MARKET OPPORTUNITY ? OPEN SATURDAY 16TH 11.00-11.30

Good Sized Block + Potential Double Gated Access + Renovated Interiors + Endless Outdoor Potential

Tucked away in a quiet cul-de-sac, this 3-bed, 2-bath home on a near 800m2 block delivers modern comfort inside and exciting scope outside.

Key features:

- 3 spacious bedrooms + 2 stylish bathrooms
  - Single garage PLUS converted garage studio with separate power & water meters  $\frac{1}{2}$  perfect for guests, home office or potential for dual income
  - Additional 3 car parking on driveway
  - Soaring cathedral ceilings
  - Modern kitchen appliances & upgraded flooring, kitchen & bathrooms
  - Large 772m $\frac{1}{2}$  block (upgrade this space and reap the benefits)
  - Fully fenced
  - Plenty of front side and rear yard space (a blank canvas)
  - Room for double-gated drive-through access
  - No known easements
  - Separate European style laundry
- Outdoors:

The large old pool shell is there although not functional, making way for you to design your dream backyard oasis. While the outside is in need of some TLC, the blank canvas offers huge potential to add value.

Why you'll love it:

The hard work has been done inside  $\frac{1}{2}$  move in and enjoy, while you transform the outdoor spaces to your taste.

?? Quiet street, family friendly location, and flexibility for work, play or investment

### Listed By

John Reason  
Phone: (07) 5573 7218  
Mobile: 0411 355 810

John Reason  
Phone: (07) 5573 7218  
Mobile: 0411 355 810

**Open for Inspection**

By Appointment.

