

**12/44 Helensvale Rd, Helensvale, QLD 4212**

**Sold - \$395,000**

Villa 2 1 1 1



## Exceptional Value! Perfect First Home!

12/44 Helensvale Road, Helensvale.

This is your opportunity to purchase a quality Villa in an exclusive gated community of only 26 homes, offering single level living with a relaxed lifestyle close to all the Gold Coast has to offer.

Low body corporate fees of approx. \$35.00 per week and pet friendly upon Body corporate approval. Visitor parking directly in front with low maintenance gardens.

Current estimate land rates \$667.00 for 6 months, water rates \$386 for 3 months low body corporate fees of \$35 pw, after paid on time discount (Full Body Corporate disclosure statement available after inspection)

This home is a must see and it is fantastic buying and we do not expect the property to last.

Current Rental Appraisal is \$380.00 to \$420.00 Per week.

### Features:

- Spacious open plan living lounge and dining
- New split system air conditioning still under warranty
- 2 bedrooms
- Master with walk in robe
- 2 way bathroom with spa bath and shower
- Quality ceiling fans throughout
- Well appointed kitchen with electric oven and stainless steel cook top
- Separate laundry with access to court yard
- Single lock up remote control garage
- Freshly painted exterior

This is a must see & a fantastic buying opportunity. This property wont last long.

Call Lea Peacock or Marc Layzell for more details.

### Listed By

John Groth  
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Mobile: 0413 014 399

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### Open for Inspection

By Appointment.

