




22/22 Careel Ct, Helensvale, QLD 4212

Sold - 3/05/2024

Townhouse 3  2  1 

## The Right End of Town | Move in or Rent Out!

Make no mistake - the owners want this property sold!

A modern quality townhouse in a sought-after location just a short walk to trains, trams, Westfield award winning bowls club, library and much more. With a bright open plan design, modern finishings in a well maintained complex. A great opportunity for investors, first home buyers or anyone seeking a low maintenance home in a handy location.

### Features include:

Well maintained boutique style complex of only 23 townhouses with communal swimming pool

Low Body Corporate fees of approximately \$57 per week (inclusive of building insurance)

Possible estimated rent return of up to \$780 per week (no current lease in place)

Steel frame construction

Solar Hot Water

Air-conditioned, tiled living area flowing through to the rear patio

Spacious kitchen with Caesar stone benchtops and dishwasher

Covered tiled patio, spacious fenced yard and no lawn mowing to be done

Downstairs powder room, separate laundry & plenty of storage

Auto lock up garage with internal access

Rainwater tank

Private parking space for second car at your front door

Upstairs you have 3 bedrooms, two bathrooms and a second living area with study nook

The air-conditioned master has a large walk-in robe and a quality ensuite

The other two bedrooms have built-in robes with an air-conditioner in the second bedroom

The upstairs living area would make a great area for a home office

The complex offers ample visitors parking, communal pool and bbq area, hassle free entry with no security gating

Commuters have easy access to the M1 or can relax and take the train to Brisbane or south to Robina

The light rail will take you to the Gold Coast University, Griffith University and the gold coast suburbs currently as far as Pacific Fair Broadbeach

Open for Inspection

By Appointment.

### Listed By

John Reason

Phone: (07) 5573 7218

Mobile: 0411 355 810

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