



## Helensvale, 31 Edgeworth Place

### GOLF COURSE VIEWS & POOL

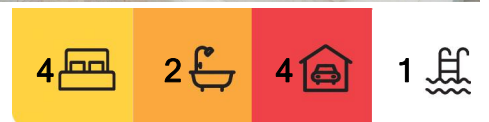
Enjoy entertaining in this magnificent family home, with 3 separate living areas, a wonderful outdoor living space and spectacular sunsets across the fairway.

Features include:

- Reverse cycle ducted air conditioning with smart zoning for year round comfort
- Separate lounge with high ceilings & a cosy wood combustion heater
- Tiled family room
- Large enclosed sunroom enjoying the outlook to the pool and golf course
- Centrally located kitchen with Smeg appliances and a large servery to the sunroom
- Fantastic fairway views from the Master bedroom & all living areas
- Master bedroom offering ensuite & walk-in robe
- 3 other bedrooms all have built in robes, situated conveniently adjacent to main bathroom
- Alfresco kitchen and a covered outdoor area to accommodate entertaining



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**

\$1080 per week

**View**

Mon 20th Jan @ 2:30PM - 2:45PM

**Contact**

**Kirsty Wheatley**

07 5573 7218

[kwheatley@ljhteam.com.au](mailto:kwheatley@ljhteam.com.au)

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**(07) 5573 2099**

- Large pool
- Auto double lock up garage
- Situated at the end of a spacious quiet Cul -De-Sac
- Westfield and the rail stations are only 5 minutes away
- The light rail will take you to the Gold Coast University Hospital, Griffith University and the coastal suburbs
- Brisbane commuters have the option of the train or easy access to the M1

This home will appeal to families looking for great living and entertaining while enjoying enviable views, and golf enthusiasts will love the buggy access. Tenants to pay full water consumption costs.

PLEASE NOTE: WE ONLY ACCEPT 2APPLY APPLICATIONS (ONLINE)

**\*\*ARRANGE AN INSPECTION TIME ONLINE\*\***

By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment. Please be aware that even though you may be booked in for an inspection, it does sometimes occur that the property may be leased prior to the time and date you have been given. If that occurs you will receive a text informing you of the cancellation.

Registering online will provide you with a 10 minute private viewing. Once registered, you will receive an email from our agency as to the guidelines of entry. Please ensure you read them and adhere to them strictly. Please view the photos and any visual aids you can access thoroughly to ensure that this is a home you are very interested in before registering. Viewings are limited,

\* Disclaimer: In preparing this information LJ Hooker has used its 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 tenants and buyers should make their own enquiries to verify the information contained herein. Photos used in advertising may differ from the current state of the property. We endeavour to use the most up to date photography, however this may not be feasible to protect our current tenants' privacy. Photos may include the use of virtual furniture.



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## More About this Property

Property ID	35EFGMK
Property Type	House
Land Area	1149 sqm
Including	Ensuite Ducted Cooling Ducted Heating Toilets (2) Pool Outdoor Entertaining Built-in-Robes

**Kirsty Wheatley 07 5573 7218**

Property Investor Manager | [kwheatley@ljhteam.com.au](mailto:kwheatley@ljhteam.com.au)

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