



## Arundel, 11 Petworth Court

### Effortless Comfort in the Heart of Arundel

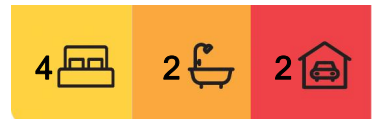
Welcome to a home where cherished memories are waiting to be made. Nestled in the peaceful and friendly enclave of Petworth Court, this inviting family home captures the perfect blend of comfort, style, and connection. From the moment you step through the front door, you'll feel an undeniable sense of belonging.

Set in the heart of Arundel, one of the Gold Coast's most desirable suburbs, this home offers everything a family could wish for. Imagine weekends spent exploring nearby parks, splashing in local swimming spots, or playing a round at one of the nearby golf courses. Picture effortless mornings with top schools just minutes away, and leisurely afternoons enjoying retail therapy at Harbour Town or Westfield Helensvale.

This home was designed to bring people together while also providing space to unwind. The living areas are bright and airy, with plenty of room for family gatherings, quiet moments, and everything in between. The heart of the home—the kitchen—is as functional as



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**For Sale**  
UNDER CONTRACT

**View**  
[ljhooker.com.au/ZVTF4K](https://ljhooker.com.au/ZVTF4K)

**Contact**  
**Alex McCormack**  
0411 510 099  
[amccormack.southport@ljhooker.com.au](mailto:amccormack.southport@ljhooker.com.au)

**Ben Latimer**  
0402 921 314  
[blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

**LJ Hooker Southport**  
**(07) 5591 5222**

it is beautiful, ensuring you can create meals and memories all at once. Each of the four bedrooms has been thoughtfully designed as a sanctuary, including the master suite with its luxurious walk-through wardrobe and ensuite spa-a retreat to soothe your soul.

Step outside, and the magic continues. The expansive outdoor entertaining area is a dream come true, equipped with a built-in BBQ, cozy fire pit, outdoor blinds, projector, and screen. Whether it's a family movie night under the stars, a summer BBQ with friends, or simply watching the kids and pets play on the lush grass, this space invites laughter, connection, and joy.

#### What You'll Love:

- \* **Comfortable Living Spaces:** 3 generously sized bedrooms with built-in wardrobes, fans, and ducted air conditioning, plus a master suite with private outdoor access and a luxurious spa ensuite.
- \* **A Place to Work and Play:** A dedicated office with built-in desk and shelving, plus a separate kids' retreat or lounge area.
- \* **A Kitchen That Inspires:** A stylish and functional modern kitchen with a freestanding electric oven and gas cooktop, ample storage, bench space, and plumbed-in filtered water.
- \* **Entertainer's Paradise:** A stunning outdoor area with everything you need to host unforgettable gatherings or relax in serene privacy.
- \* **Convenient Location:** Easy access to the M1 makes commuting a breeze, and you're just minutes from schools, shopping, and recreation.

#### Location Highlights:

- \* **Top Schools:** A 5-minute drive to A.B. Paterson College and close to Arundel State School.
- \* **Shopping and Entertainment:** 8 minutes to Harbour Town, 9 minutes to Westfield Helensvale.
- \* **Leisure:** 6 minutes to Parkwood Golf Course and 5 minutes to Lakeside Country Club.

#### Key Financial Details:

- \* **GCCC rates** of \$2,235 per year approx
- \* **Water rates:** of \$1,350 per year approx
- \* **Rental Estimate:** of \$1,200 to \$1,250 per week approx

Living here means more than just owning a house-it's about embracing a lifestyle where every day feels a little more special. From morning coffees on the patio to evenings by the fire pit, this home has been lovingly designed to enrich every moment.

Don't wait to fall in love with your forever home. Take the first step toward the life you've always imagined-schedule a viewing today and prepare to be captivated.



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## More About this Property

<b>Property ID</b>	ZVTF4K
<b>Property Type</b>	House
<b>House Size</b>	302 m2
<b>Land Area</b>	836 m2
<b>Including</b>	Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels

### Alex McCormack 0411 510 099

Principal/Licensee | amccormack.southport@ljhooker.com.au

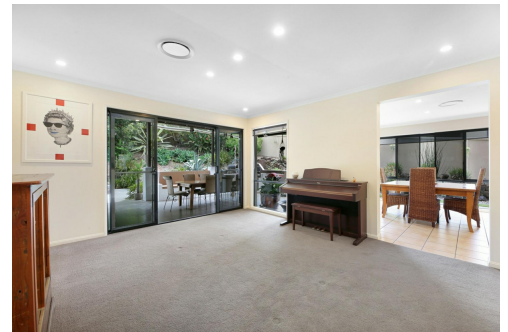
### Ben Latimer 0402 921 314

Sales Consultant/Director | blatimer.southport@ljhooker.com.au

### LJ Hooker Southport (07) 5591 5222

2308-2309 Level 3 Southport Central, Tower 2, 5 Lawson Street, SOUTHPORT  
QLD 4215

southport.ljhooker.com.au | southport@ljhooker.com.au



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11  
Petworth Court

**ARUNDEL**

- 836m<sup>2</sup>
- 4 Bed + Study
- 2 Bath
- 2 Car + Off-Street

Internal 252m<sup>2</sup>  
Alfresco & Porch 50m<sup>2</sup>  
**Total 302m<sup>2</sup>**  
Fire Pit Retreat 18m<sup>2</sup>  
Store 3m<sup>2</sup>



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- LEGEND**
- 1. Grass Yard | 2. Driveway Parking
  - 3. Side Access Gates | 4. Entry Porch
  - 5. Boat / Caravan Parking | 6. PV Solar Panels
  - 7. Clothes Line | 8. Entertaining Alfresco
  - 9. Store | 10. Fire Pit Retreat



**PETWORTH COURT**