



Boundaries and dimensions are approximate only  
Interested parties should conduct their own independent enquiries



## Arundel, 14 Blackwattle Circuit

This Is The One - Move In Ready !

Welcome to 14 Blackwattle Circuit, Arundel, a delightful residence nestled within the esteemed Meadowlands Estate, perfectly tailored for families, professionals, and those looking to downsize without compromising on quality and convenience.

Exuding charm and modern elegance, this stand-alone house offers a seamless blend of comfortable living and prime location. Boasting three generously sized bedrooms, including a luminous master suite with an extra-large shower and wide vanity, it's clear that every aspect has been thoughtfully considered. The study provides a quiet corner for work or reading, while the stone benchtops and electric cooktop in the kitchen cater to culinary adventures.

Sustainability is key with a 6.6kw solar system to keep energy costs down. The open-plan tiled living areas ensure a cool and inviting atmosphere, complementing the carpeted bedrooms for added comfort. Central air conditioning in the living space guarantees year-

3 2 2

**For Sale**  
Offers Over \$879,000

**View**  
By Appointment

**Contact**  
**Melissa George**  
mgeorge@ljhg.com.au

**LJ Hooker**

**LJ Hooker Coomera**  
(07) 5585 7888

**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.

round pleasure, and the quiet alfresco is the perfect spot for a relaxing evening or weekend social.

The modern kitchen, complete with a pantry and stainless steel appliances, overlooks the beautiful, manicured garden, ideal for small pets and children alike. Both bathrooms are impeccably finished, featuring spacious showers and a standalone bath for those moments of indulgence.

A double lock-up garage provides secure parking and direct internal access, while the estate's recreation centre offers pools, a spa, a gym, a children's play area, and BBQ facilities for the ultimate in community living.

With a land size of 342 square metres and within walking distance to AB Patterson School, close to major shopping centres, the hospital, public transport, and the M1, this is an opportunity not to be missed for those seeking a tranquil yet connected lifestyle.

Meadowlands" in Arundel provides owners, investors and tenants alike ease of living with small manageable size blocks and the onsite amenities available for all to use.

Who wouldn't like a resort lifestyle without the fuss and the maintenance when you can get on-site management, a function room, covered BBQ area, kids play area, gym and resort pool with spa.

Don't hesitate and miss the amazing opportunity to make this your dream home - contact Melissa George, 0475 269 059 to schedule a viewing today!

Other than location, convenience and elegance, this property also offers:

- Large master bedroom with ensuite
- 2 Additional bedrooms
- Study or potential 4th bedroom
- Open plan living area with kitchen and dining that opens onto undercover area perfect for entertaining
- Electric oven, cooktop and hot water
- 6.6kw Solar system
- Backyard perfect for pets and kids
- Double Lock up garage

Why families love living in Meadowlands Estate

- On-site management
- Body corp fee Approx \$105pw
- A function room, covered BBQ area
- Kids play area
- Sauna
- Gym
- Resort pool with spa.

# LJ Hooker

**LJ Hooker Coomera**  
**(07) 5585 7888**

**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.



## More About this Property

Property ID	439JGTJ
Property Type	House
House Size	131 m2
Land Area	342 m2

### Melissa George

Sales Associate | [mgeorge@ljhgc.com.au](mailto:mgeorge@ljhgc.com.au)

### LJ Hooker Coomera (07) 5585 7888

The Hub, 5/90 Days Road, UPPER COOMERA QLD 4209

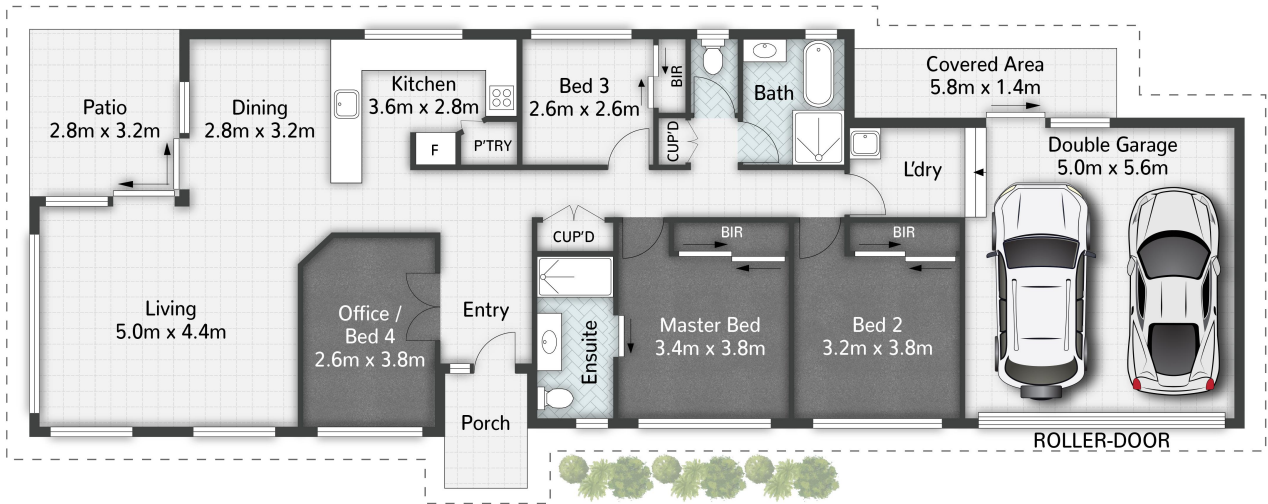
[coomera.ljhooker.com.au](http://coomera.ljhooker.com.au) | [coomera@ljhgc.com.au](mailto:coomera@ljhgc.com.au)



# LJ Hooker

**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.

**LJ Hooker Coomera**  
**(07) 5585 7888**



14 Blackwattle Circuit **ARUNDEL**

4 | 2 | 2 | 173m<sup>2</sup>

**LJ Hooker**

Coomera Ormeau Tamborine Mountain

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
Plans are shown for marketing purposes only.

**LJ Hooker**

**LJ Hooker Coomera**  
**(07) 5585 7888**

**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.