






3/113-115 Arundel Drive, Arundel

Unmissable Townhouse With A Large Backyard In A Boutique Complex

Positioned within the tightly held, gated community of Country Club Fairways, this well-presented three (3) bedroom, two (2) bathroom townhouse is a rare opportunity. One of the few with a large backyard and a covered entertainers patio, this oversized residence is also well located, situated only moments from A.B. Paterson College, Harbour Town Shopping Centre with convenient access to key main roads.

Extending a generous 142 sqm of internal living, this well-appointed townhouse is set over two levels with living space to the ground floor and three bedrooms to the first floor. The ground level features an open plan design that has been well considered. Tiled throughout, the oversized living area flows into a modern kitchen with stainless steel appliances connecting with the dining area that overlooks the backyard. The ground level also benefits from a combined laundry and powder room with direct backyard access. The outdoor area of this residence is a genuine rarity with a huge grassed area sprawling a very generous 120 sqm (approx.) and an additional oversized covered entertainers patio that connects to the indoor living area.

3  2  2 

FOR SALE
Offers Over \$950,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Ascending the staircase, the upper level offers a well-considered bedroom arrangement with each room having clear separation. The master suite enjoys its own private ensuite and generous timber balcony overlooking the backyard. The two (2) secondary bedrooms are both generous in size with built-in robes and ceiling fans. The large main bathroom is fully equipped with separate shower and bathtub.

Country Club Fairways is an exclusive complex of only 39 residences. The complex is immaculately maintained and includes gated security, onsite management and a resort style pool and BBQ area. Boutique gated complexes offering this combination of internal space, usable outdoor area and community amenity continue to attract consistent buyer demand across the northern Gold Coast corridor.

Situated adjacent to A.B. Paterson College, Country Club Fairways is also within near proximity to Harbour Town, O'Brien & Proud Family Park and access to main roads. The location delivers both everyday convenience and strong long-term investment fundamentals.

Property Highlights

- Well-presented three-bedroom, two-bathroom townhouse
- Generous 142 sqm of internal living
- Practical two-level floor plan
- Spacious open-plan living and dining area
- Modern kitchen with stainless steel appliances
- Tiled ground floor for easy maintenance
- Rare 120 sqm approx. grassed backyard
- Oversized covered entertainer's patio
- Ground floor laundry and powder room
- Master suite with ensuite and private balcony
- Two generous bedrooms with built-in robes
- Large main bathroom with separate bath and shower

Complex Highlights

- Positioned within the tightly held Country Club Fairways
- Secure, gated complex of only 39 residences
- Immaculately maintained complex grounds
- Gated security and onsite management
- Resort-style pool and BBQ area
- Adjacent to A.B. Paterson College
- Moments to Harbour Town Shopping Centre
- Close to parks, amenities and key main roads

To arrange a private inspection, contact the team today:

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MORE DETAILS

Property ID	FEHHBY
Property Type	Townhouse
House Size	142 m2
Land Area	156 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Intercom
	Pool
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Area Views
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Openable Windows
	Pool

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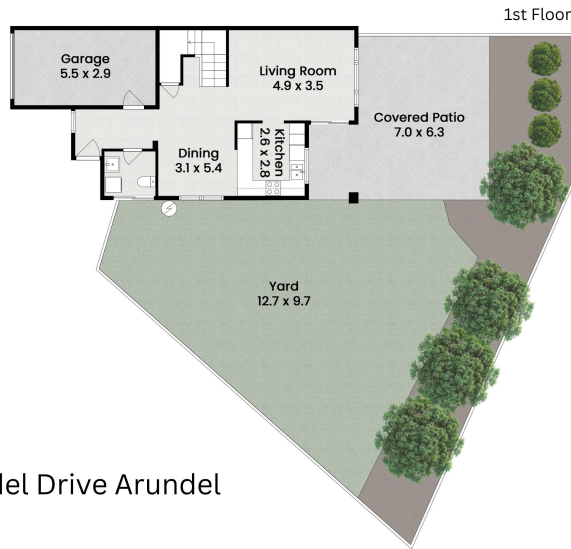
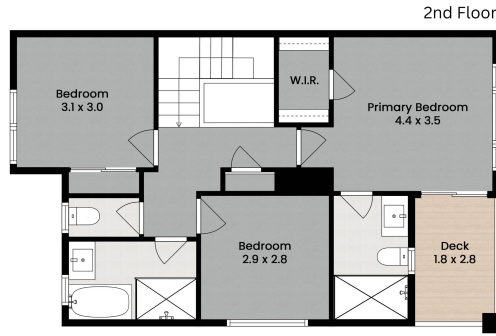
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3/113-115 Arundel Drive Arundel



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3

2+1

2

156 sqm

Internal: 142 sqm

Disclaimer: This floor-plan is intended as a guide only and may not be drawn to scale. All measurements, locations, and features are approximate and should be verified independently. No warranty is given as to the accuracy of the floor-plan or its suitability for any particular purpose. All measurements in metres.

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