



3/113-115 Arundel Drive, Arundel

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## Unmissable Townhouse With A Large Backyard In A Boutique Complex

### FOR SALE

Offers Over \$915,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Surfers Paradise  
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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.

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We cannot guarantee or give any warranty about the information provided.  
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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Disclaimer: LJ Hooker Surfers Paradise and its agents make no representation or warranty as to the accuracy, completeness or reliability of the information contained herein. All information provided is gathered from sources we consider reliable; however, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. Dimensions, areas and figures are approximate and subject to change without notice.

## 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

### Simon Tooma 0411 338 048

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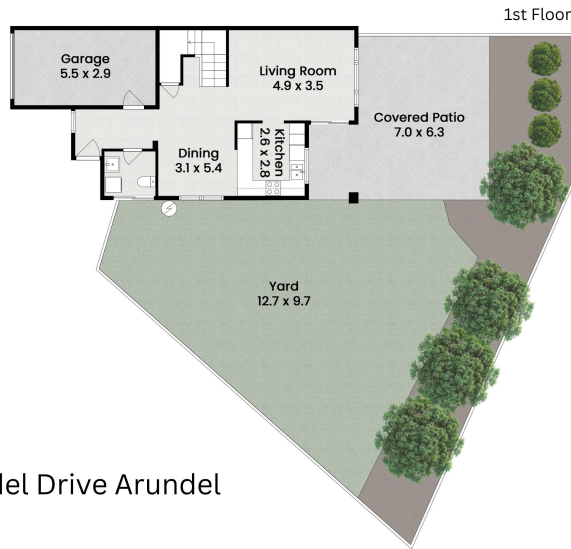
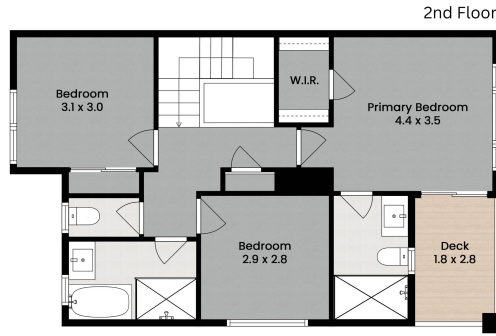
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3/113-115 Arundel Drive Arundel



**LJ Hooker**  
Surfers Paradise

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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