



Arundel, 43/10 Vale Avenue

Arundel Springs Townhouse —Practically Designed & Conveniently Located

Welcome to this contemporary townhouse, built in 2019 and nestled in the sought-after Arundel Springs Residences. With three spacious bedrooms, two modern bathrooms, a downstairs powder room, and an upstairs multi-purpose room, this property is a perfect fit for first-home buyers or savvy investors seeking to capitalise on the demanding rental market in a prime location!

Step inside to discover an inviting open plan living area, where ducted air conditioning and LED lighting create a bright and comfortable environment. The heart of the townhouse is the well-appointed kitchen, featuring ample storage, a double bowl sink, and a gas cooktop ensuring this is the place to be whilst entertaining of friends and family!

Large windows flood the downstairs living with natural light, enhancing the sense of space accompanied by a ground level powder room, further contributing to the functionality of the



For Sale
Expressions of Interest

View
ljhooker.com.au/1TA3F47

Contact
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LJ Hooker

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(07) 5534 4033

floor plan. The adjoining dining area seamlessly connects to an outdoor patio, revealing a low-maintenance and secure courtyard, ideal for children to play or pets to enjoy!

Upstairs, you'll find three generously sized bedrooms, along with a versatile multi-purpose room that can easily be transformed into a second living area or a home office. The master bedroom offers a peaceful retreat with its walk-in robe and ensuite bathroom, while bedrooms two and three are opposite a well-appointed main bathroom, complete with a separate toilet for added convenience!

Arundel Springs offers a wealth of established local amenities in a central Gold Coast location, making it a premier choice for those seeking a vibrant lifestyle. Enjoy a range of amenities including parks, an oval, walking and cycling tracks, and dedicated exercise and play zones!

Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest. This home is a must to inspect today!

Weekly Rental Returns - \$750 p/w

Body Corporate Levies - Approx. \$54.09 p/w

- Arundel Springs Residences
- 3 spacious bedrooms
- 2 modern bathrooms
- 1 multipurpose room (MPR)
- 1 ground level powder room
- 2 Car garage
- Secure outdoor patio & courtyard
- Northern aspect
- LED lighting
- Ducted air conditioning & ceiling fans
- Double bowl kitchen sink
- Gas cooktop & electric oven
- Sprawling benchtop with ample storage
- Separate laundry
- Dishwasher
- Blackout blinds
- Bath tub in main bathroom
- Double vanity in ensuite

- 1000m, Parkwood Station
- 1100m, Arundel Plaza
- 1300m, Arundel Tavern
- 2900m, Arundel State School
- 4000m, Parkwood Golf Course

Disclaimer:

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More About this Property

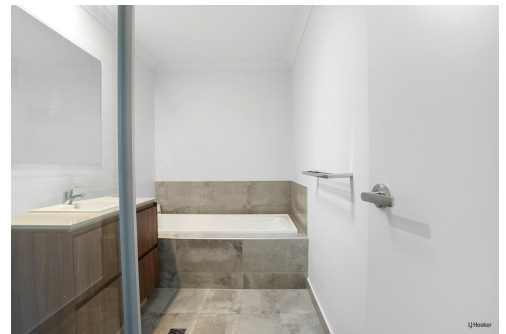
| | |
|----------------------|--|
| Property ID | 1TA3F47 |
| Property Type | Townhouse |
| House Size | 206 m ² |
| Including | Study Air Conditioning Ducted Cooling Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability |

Luke Peters 0414 288 947

Sales & Marketing Specialist | luke@ljhookersgc.com.au

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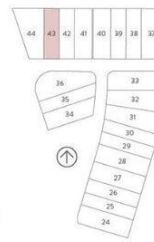
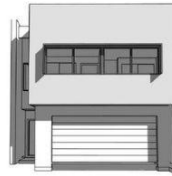
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LOT 43

NORTHSHORE

| | |
|--------------------|---------------------------|
| LIVING | 158.7m ² |
| GARAGE | 35.2m ² |
| PATIO | 11.8m ² |
| GRAND TOTAL | 205.7m² |

Arundel Springs, Greenacre Drive off Napper Road, Arundel

This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

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