



## Arundel, 61/3 Arundel Drive

### Resort Style Living in Arundel Links Estate

Welcome to your dream 2 storey townhouse in the prestigious Arundel Links Estate, where luxury meets convenience in a securely gated community. Nestled next to premier educational institutions, both state and private, this townhouse offers the perfect blend of family-friendly surroundings and modern amenities.

#### Prime Location:

Situated within arm's reach of Arundel Plaza and local amenities, everything you need is just moments away. Enjoy effortless access to The Club at Parkwood for leisure activities and relaxation. Excitingly, the upcoming Parkwood Wave Park & Resort promises to enhance your lifestyle even further, adding a touch of excitement to your everyday living experience. For those with children, enjoy the lovely park on the hill just outside the gates!



#### For Sale

\$489,000-\$529,000

#### View

[ljhooker.com.au/5FGJF41](http://ljhooker.com.au/5FGJF41)

#### Contact

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**LJ Hooker Nerang**  
**(07) 5581 4422**

Property Features include:

- \* 3 Bedrooms
  - \* 2 Bathrooms (including ensuite)
    - PLUS a downstairs powder-room
  - \* Single Garage with extra parking space
  - \* Separate Laundry
  - \* Outdoor garden space
  - \* Air-conditioning downstairs
  - \* Ceiling Fans throughout
  - \* Under stair storage
- \* Located within a gated complex with security gates & onsite management.  
Enjoy resort style living with a sparkling pool and a tennis court for you to enjoy!

\*\* Currently leased for \$600pw until June 2024 (new rental appraisal: \$670 – \$690pw)

\*\* Council rates: Approx. \$1200 twice annually

\*\* Water rates: Approx. \$230 pq

\*\* Bodycorp: Approx. \$1600 pq

Spacious & Stylish:

Step inside this immaculately presented townhouse and discover a world of comfort. Boasting three bedrooms, including a lavish master suite with a huge walk-in robe and ensuite, every member of the family will find their own sanctuary. With a family bathroom, downstairs powder-room, and separate laundry, convenience is at the forefront of this home's design.

Modern Living Spaces:

Entertain guests or relax with your loved ones in the expansive open-plan lounge, dining, and kitchen area. The heart of the home, this space exudes warmth and charm, making it perfect for both intimate gatherings and lively get-togethers. Prepare meals in the well-appointed kitchen while enjoying seamless interaction with family and friends.

Convenient Parking & Outdoor Retreat:

Park with ease in the single garage, supplemented by an additional car parking space beside for your convenience. Step outside to discover a beautiful outdoor garden oasis, surrounded by lush greenery and mature trees. Breathe in the fresh air and embrace the tranquility of nature right at your doorstep.

Don't miss this opportunity to experience living in one of Arundel's most sought-after locations. Contact us today to arrange a viewing and make this stunning townhouse your new home sweet home!



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## More About this Property

<b>Property ID</b>	5FGJF41
<b>Property Type</b>	Townhouse
<b>Including</b>	Toilets (3)

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61/3 ARUNDEL DRIVE, ARUNDEL

 3  2  1

Internal: 133m<sup>2</sup> | External: 1m<sup>2</sup> | Total: 134m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

