



701/2 Gentian Drive, Arundel




## Stylish and Spacious Duplex in Prime Location

This beautifully maintained duplex, freshly painted inside and out, offers the perfect combination of space, privacy, and convenience. Ideal for first-home buyers, downsizers, or investors, it's positioned in a highly sought-after pocket close to A.B. Paterson College. It is also vacant and ready to go!!

Set within a peaceful, well-maintained complex surrounded by lush tropical landscaping, this home provides an easy-care lifestyle without compromising on comfort or functionality. Featuring 3 bedrooms, 2.5 bathrooms, secure garaging with additional parking at the front, and a private outdoor entertaining area, this duplex is move-in ready and designed to impress.

### Property Highlights

- **Freshly Updated:** Be the first to enjoy the fresh upgrades including fresh paint throughout, new carpet, LED lighting, ceiling fans, and blinds - simply move in and enjoy!
- **Open-Plan Living:** Light-filled and spacious, the open-plan living and dining area is perfect for relaxing or entertaining. As you walk

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### FOR SALE

Offers Over \$769,000

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### AGENCY

LJ Hooker Nerang  
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in, you're greeted by soaring ceilings that instantly create a sense of space and comfort.

- Modern Kitchen: Bright and functional, with plenty of storage and includes a dishwasher, oven, and ceramic cooktop.
- Comfort Year-Round: Air-conditioning in the main living area and new ceiling fans throughout ensuring a pleasant environment all year round.
- Master Bedroom: A generous master suite featuring a private balcony, built-in robes, ceiling fan, and ensuite.
- Bedrooms 2 & 3: Both include built-in robes and ceiling fans - ideal for family, guests, or a home office setup.
- Main Bathroom: Includes a shower, bath, vanity, and ample storage.
- Linen Cupboard: Convenient additional storage upstairs.

#### Additional Features

- Exclusive access to "The Club" - featuring a tropical resort-style pool and spa, gym, function room, and outdoor BBQ area, adding to the incredible lifestyle on offer.
- Secure lock-up garage plus room for one additional car.
- Low-maintenance fully enclosed yard with established gardens.
- Peaceful and private duplex with only one adjoining neighbour in a fantastic location.

#### Financials

- Estimated Rental Return: \$750-\$780 per week
- Body Corporate: Approx. \$114 per week
- Rates: Approx. \$1,300 per 6 months
- Water: Approx. \$568 per quarter

#### Location Highlights

- Walking distance to A.B. Paterson College, renowned for its excellence in academics, arts, and sports.
- Minutes from Arundel Hills Country Club, local parks, and walking tracks.
- Short drive to Westfield Helensvale, Harbour Town, Gold Coast University Hospital, Griffith University, and local theme parks.
- Easy access to the Broadwater, northern beaches, and the M1 Motorway for seamless commuting north to Brisbane or south to

Coolangatta.

This duplex presents a rare opportunity to secure a quality home in a high-demand area - perfect for those looking to enter the market or add a strong performer to their investment portfolio.

Don't miss out - contact us today to arrange your inspection and experience the lifestyle this property has to offer.

Please note that virtual furniture has been used in the marketing of this property.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

## MORE DETAILS

Property ID	5HCEF41
Property Type	Townhouse
Including	Pool Built-in-Robes

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701/2 GENTIAN DRIVE, ARUNDEL



Internal: 126m<sup>2</sup> | External: 15m<sup>2</sup> | Total: 141m<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.

