



2 Audrey Avenue, Helensvale

## **SOLD by Mark & Cathy Worthington**

This beautifully presented Monterey Keys residence delivers the perfect blend of space, comfort and lifestyle convenience. Designed with family living and entertaining in mind, the home features four generous bedrooms plus a study, multiple living zones offer some separation should you want your own space.

At the heart of the home, the open-plan kitchen, living and dining area flows effortlessly to the covered alfresco patio, creating a seamless indoor—outdoor connection ideal for entertaining with the solar heated swimming pool you can use all year round.

Features include:

- Spacious 714m<sup>2</sup> corner block with a safe grassed area for the kids & pets
- Master bedroom featuring walk-in robe, ensuite, air-conditioning and ceiling fan
- Three more double sized bedrooms with built-in robes and ceiling fans
- Study (fifth bedroom conversion possible if needed)
- Two modern bathrooms plus separate toilet

4  2  2 

**FOR SALE**  
Contact Agent

### **AGENTS**

Mark Worthington  
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### **AGENCY**

LJ Hooker Pacific Pines | Helensvale  
(07) 5573 2099

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Gourmet kitchen with Caesarstone benchtops, double oven & a built in microwave, dishwasher, glass splashback, walk-in pantry and ample storage

Separate formal lounge, a peaceful retreat for Mum & Dad

The dining room could be easily converted to a 5th bedroom

Expansive tiled open-plan family room and meals area with air-conditioning

A floor plan that offers your own space, which may suit extended families

Separate laundry with storage and external access

High end CCTV and alarm system with four cameras

Double garage with shelving/racking, remote-control front panel lift door plus a rear roller door for through access

Covered alfresco entertaining area to relax or entertain

6.6kW solar power system, solar hot water & 3,000L water tank with pump to help keep bills down

Fully fenced 1.8m brick & colourbond perimeter fencing

Backing onto the park with only one neighbour

Close to schools, shops, medical and recreational facilities

10 minutes (re google maps) to Westfield shopping centre and the train/ tram stations

Just a stroll to John Dalley Park & sports field

Brisbane commuters have easy access to the M1 or can relax on the train

A short drive to the Gold Coast beaches and the magnificent Broadwater

This thoughtfully designed home is further enhanced by its exceptional location. Close to Hope Island resorts and restaurants, quality schools, shopping centres, medical facilities and transport links, everyday convenience is assured. Sporting fields, parklands and the Gold Coast's iconic theme parks are just minutes away.

Whether you're hosting guests, raising a family or simply enjoying the Gold Coast lifestyle, this home offers outstanding space, flexibility and comfort in a highly sought-after location. Be sure to attend this weeks open homes to avoid disappointment.

**Additional Information:**

Land Area: 714m<sup>2</sup>

GCCC Rates: \$1,177.69 (last 6 monthly bill)

Water Rates: \$419.15 (last 3 monthly bill)

Estimated rental return: \$1,300.00 to \$1,350.00 per week

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## MORE DETAILS

Property ID 361XGMK  
Property Type House  
Land Area 714 m2  
Including Study  
Air Conditioning  
Toilets (2)  
Pool  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage

**Mark Worthington 0411 874 168**

Sales Consultant | [markworthington@ljhteam.com.au](mailto:markworthington@ljhteam.com.au)

**LJ Hooker Pacific Pines | Helensvale (07) 5573 2099**

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