







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 714m² 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
0411 874 168
markworthington@ljhteam.com.au

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: 714m2
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

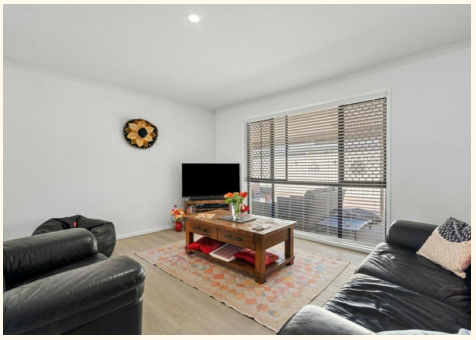
Disclaimer:
All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

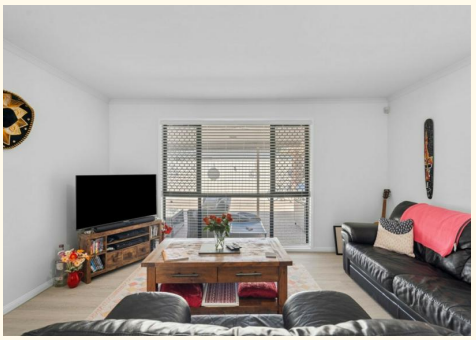
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

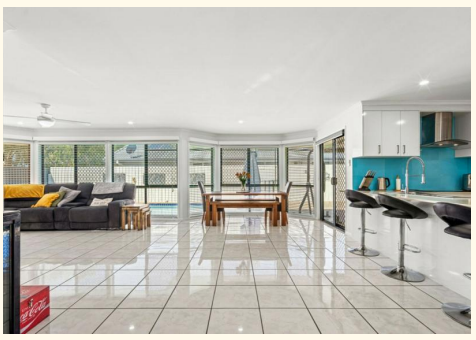
Property ID	361XGMK
Property Type	House
Land Area	714 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage











Mark Worthington 0411 874 168
Sales Consultant | markworthington@ljhteam.com.au

LJ Hooker Pacific Pines | Helensvale (07) 5573 2099
8 Discovery Drive, HELENSVALE QLD 4212
pacificpines-helensvale.ljhooker.com.au | admin@ljhteam.com.au

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.



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.