



Helensvale, 22/8 Ben Dalley Drive

PRIVATE & TRANQUIL "NEAR-NEW" MODERN TOWNHOME IN FANTASTIC, SECURE & SOUGHT-AFTER ESTATE! GREAT VALUE!

Take a step into Serenity Green, an absolutely gorgeous, new estate nestled in a private, totally lush, and secure location ... taking in all of nature's serene beauty.

This modern and stylish townHOME is only two years young, was built to the highest standards (with upgraded steel frame) and still under builders warranties ... it is established and ready to move straight in with not a cent to spend or thing to do!

Truly an incredible first-home, investment property, empty-nesters abode or family home ... located in fantastic quiet & private Helensvale location, and only a stone's throw to local schools, shopping and café's plus easy access to the M1!

Key features of this beautiful property include:



Disclaimer: 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.



For Sale
UNDER CONTRACT! Offers over \$939,000

View
l.jhooker.com.au/ETJ0F

Contact
Julian Kannis
041 363 5551
julian.kannis@l.jhooker.com.au

LJ Hooker Ashmore
(07) 5526 9722

- * Over-sized townhouse set-out over two-levels boasting two living areas, beautiful outlooks & an abundance of natural light
- * Spacious high-ceiling ground floor open-plan living & dining area that flows effortlessly outdoors
- * Beautiful & tranquil private undercovering outdoor entertaining area with adjoining low-maintenance North-East facing yard
- * Good-sized modern kitchen features stone benchtops, ample cupboard & bench spaces & gas-cooking
- * Totally separate second living area/lounge on the upstairs level with adjoining office nook & skylight
- * Main modern bathroom is also upstairs with bathtub
- * Extra powder room (3rd toilet) & large laundry area on the ground floor
- * Fully zoned ducted Daikin air conditioning throughout
- * New high-quality lush carpet throughout upstairs & all bedrooms
- * Master suite offers walk-in robe, modern ensuite & private nature outlook
- * Three additional big bedrooms upstairs all with mirrored built-in robes & ceiling fans
- * Ceiling fans, security screens & modern LED lights throughout
- * Big & secure double remote garage with internal access directly into the home
- * Great potential rental income of approx.. \$950 per week
- * Total low-maintenance property, with not a cent to spend
- * Fantastic estate with sparkling resort style inground pool and BBQ area ... only a 2 year old estate
- * Very reasonable \$77 per week body corp fees which include building insurances, pool, private lawn & sitting areas, estate maintenance and upkeep ... good value when you add it all up!

This is a great value townhouse that assured to both surprise and impress ... contact Julian Kannis on 0413 635 551 for further information, otherwise we look forward to seeing you at one of our scheduled open homes.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

More About this Property

Property ID	ETJ0F
Property Type	Townhouse
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Intercom Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Area Views Carpeted Close to Schools Close to Shops Close to Transport Liveability

Julian Kannis 041 363 5551

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22/8 BEN DALLEY DRIVE, HELENSVALE

Bed 4 Bath 2 Car 2

Julian Kannis 0413 635 551



Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.visualmotion.com.au



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