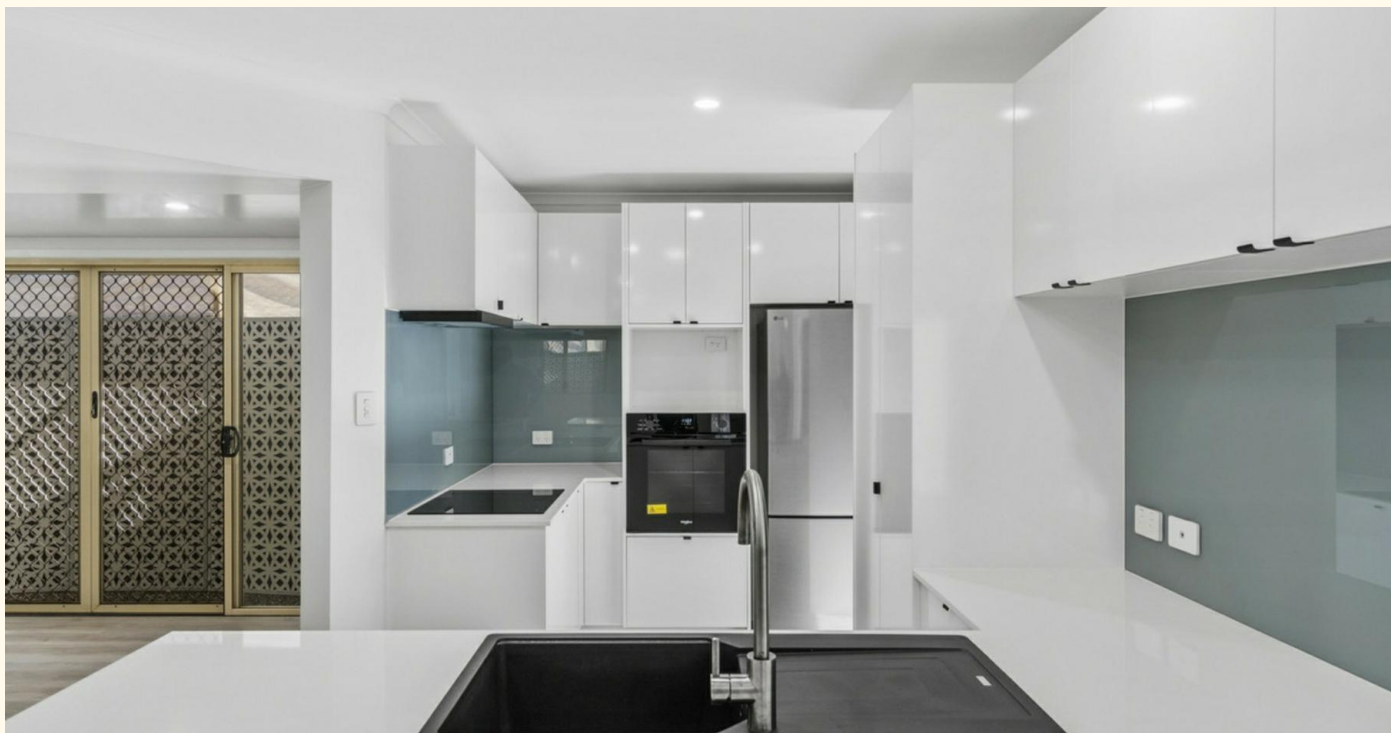


16/44 Helensvale Road, Helensvale

Premium Renovation, Private Outlook & Exceptional Space

Beautifully renovated and impeccably presented, this stunning townhouse delivers a level of quality and sophistication rarely found in this area. Combining designer finishes, generous proportions, and a parkland outlook, this is a home that allows you to simply move in, relax, and enjoy.

At the heart of the home is a beautifully appointed kitchen featuring stone benchtops, a striking black FRANKE sink & tapware, quality appliances, and excellent storage. A carefully selected palette of soft neutral tones is complemented by elegant flooring, a sleek glass splash back, and contemporary black accents throughout, creating a timeless aesthetic that feels both stylish and welcoming.

Beyond the kitchen, the spacious open-plan living and dining area immediately sets this property apart from the competition. Generous in size and flooded with natural light, it provides the perfect environment for both everyday living and effortless entertaining.

The attention to detail continues in the luxurious bathroom, where floor-to-ceiling tiling, oversized feature tiles, and premium black fittings create a space reminiscent of a boutique hotel. The separate

2 1 1

FOR SALE

Offers Over \$749,000

VIEW

By Appointment

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laundry has also been finished to the same high standard, reinforcing the quality evident throughout the home.

The property also comes complete with quality appliances, including an LG refrigerator, Whirlpool front-load washing machine, and Westinghouse dryer, providing added convenience and value for the new owner.

Positioned within a tightly held complex of just 26 residences, the property enjoys a peaceful outlook across parkland, creating a wonderful sense of privacy and openness. With no rear neighbour and an ideal aspect capturing cooling summer breezes and warming winter sunshine, the home offers a lifestyle of comfort year-round.

Whether you're a first-home buyer seeking something special, a downsizer wanting quality without compromise, or an investor looking for a low-maintenance asset in a high-demand location, this property presents an outstanding opportunity.

Property Highlights

- Fully renovated to an exceptional standard with quality fixtures and finishes throughout
- Small complex of only 26 townhouses
- Low body corporate fees of approximately \$62 per week
- Spacious open-plan living and dining area
- Private parkland outlook with no rear neighbour
- Ideal aspect capturing natural light and seasonal breezes
- Two bedrooms, including master with walk-in robe
- Well-appointed kitchen with stone bench tops & breakfast bar
- Stylish bathroom with floor-to-ceiling tiling & LED backlit mirror
- Lock-up garage with fresh epoxy floor with internal access
- Air-conditioning in main living and ceiling fans throughout
- Security screens throughout
- Separate laundry
- Individually metered water supply

Location Benefits

Helensvale offers excellent shopping, lifestyle, and transport options, making it a highly convenient place to live.

- Approx. 1km to Helensvale State High School (within catchment)

- Uniquely positioned between the M1 and the new Coomera Connector highway
- Minutes to theme parks including Warner Bros. Movie World and Wet'n'Wild Gold Coast
- Close to Westfield Helensvale shopping and dining precinct
- Near attractions such as Topgolf Gold Coast and Australian Outback Spectacular
- Convenient to Helensvale light rail and train station less than 5km away for rail to Brisbane and the airport
- Access to the G:link light rail connecting you to the Gold Coast beaches
- Two bus stops within 100m of the complex

Properties finished to this standard are rarely available, making this an opportunity not to be missed.

Please note that digital furniture has been added to some images to help illustrate the scale and potential use of the spaces. The furnishings shown are for marketing purposes only and are not included with the 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.

Disclaimer:

Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

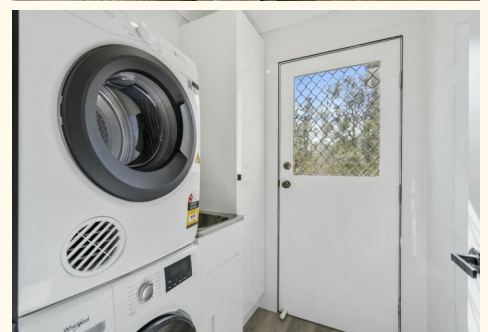
MORE DETAILS

Property ID	5J3PF41
Property Type	Townhouse
Land Area	97 m2
Including	Dishwasher Built-in-Robes

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16/44 HELENSVALE ROAD, HELENSVALE

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Internal: 108m² | External: 14m² | Total: 122m²

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.

