



18/44 Helensvale Road, Helensvale

## Secure, Well-Located Townhouse with Strong Future Upside

Tucked away in a peaceful, well-maintained complex, this inviting townhouse offers the kind of quiet, low-maintenance lifestyle that's becoming increasingly hard to find in Helensvale. Whether you're starting out, downsizing, or looking for a smart investment, this home presents an excellent opportunity to secure a comfortable property now with the option to add value over time.

Set in a small gated community and enjoying a private position with a pleasant outlook, the home captures cooling breezes in summer and warm natural light through winter. Its practical layout, generous living space, and convenient location close to Helensvale State High School and the Pacific Motorway make it a standout option for buyers wanting both lifestyle and accessibility.

Property highlights:

- Small complex of only 26 townhouses with low body corporate approx. \$62 p/w

2  1  1 

**FOR SALE**

Offers Over \$700,000

**AGENTS**

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Large living & dining area
- Pleasant outlook with no rear neighbor looking over park
- Ideal aspect capturing winter sun and summer breezes
- Two bedrooms (master with walk-in robe)
- Functional kitchen with breakfast bar
- Bathroom with practical layout
- Lock-up garage w internal access
- conditioning in main living & second bedroom
- Security screens throughout the property for extra peace of mind
- Separate laundry
- Covered outdoor entertaining area with pull down blinds
- Individual water meters for each townhouse

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

This is a fantastic opportunity to secure a well-located property with strong future potential in a peaceful complex. Don't miss your chance.

Please note: Access to visitor parking for open homes is via the Arcare driveway. This will be clearly signposted on open days. Please

follow the driveway to the end, where you will find a gate providing access to 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.

## MORE DETAILS

Property ID	5HQUF41
Property Type	Townhouse
Including	Outdoor Entertaining

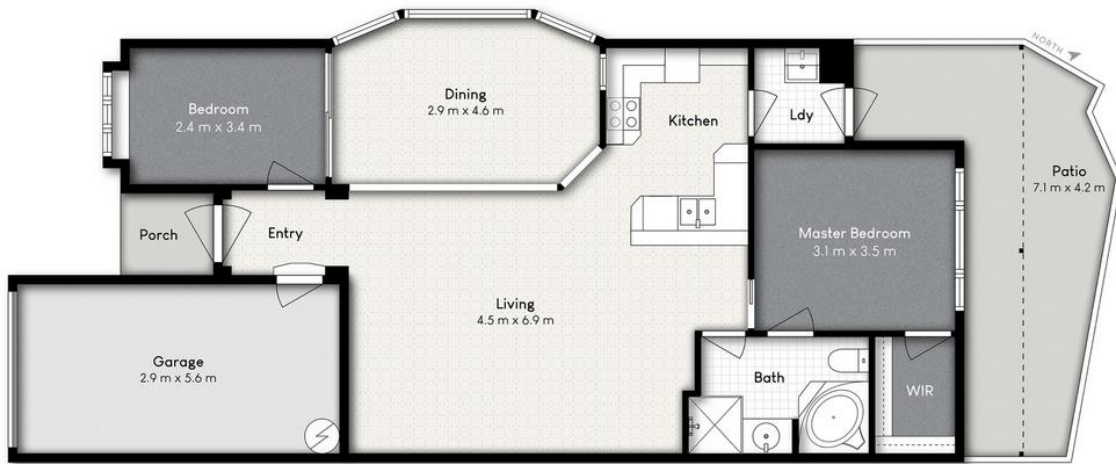
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18/44 HELENSVALE ROAD, HELENSVALE



Internal: 109m<sup>2</sup> | External: 21m<sup>2</sup> | Total: 130m<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.

