

Helensvale, 22/22 Careel Close

The Right End of Town | Move in or Rent Out!

Make no mistake - the owners want this property sold!

A modern quality townhouse in a sought-after location just a short walk to trains, trams, Westfield award winning bowls club, library and much more. With a bright open plan design, modern finishings in a well maintained complex. A great opportunity for investors, first home buyers or anyone seeking a low maintenance home in a handy location.

Features include:

Well maintained boutique style complex of only 23 townhouses with communal swimming pool

Low Body Corporate fees of approximately \$57 per week (inclusive of building insurance)

Possible estimated rent return of up to \$780 per week (no current lease in place)

Steel frame construction

Solar Hot Water

3 2 2

For Sale

Buyers Above \$700,000

View

ljhooker.com.au/354CGMK

Contact

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LJ Hooker

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

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.

Air-conditioned, tiled living area flowing through to the rear patio
 Spacious kitchen with Caesar stone benchtops and dishwasher
 Covered tiled patio, spacious fenced yard and no lawn mowing to be done
 Downstairs powder room, separate laundry & plenty of storage
 Auto lock up garage with internal access
 Rainwater tank
 Private parking space for second car at your front door
 Upstairs you have 3 bedrooms, two bathrooms and a second living area with study nook
 The air-conditioned master has a large walk-in robe and a quality ensuite
 The other two bedrooms have built-in robes with an air-conditioner in the second bedroom
 The upstairs living area would make a great area for a home office
 The complex offers ample visitors parking, communal pool and bbq area, hassle free entry with no security gating
 Commuters have easy access to the M1 or can relax and take the train to Brisbane or south to Robina
 The light rail will take you to the Gold Coast University, Griffith University and the gold coast suburbs currently as far as Pacific Fair Broadbeach

If you are wanting a relaxed lifestyle in a modern home just a short walk to transport, major shopping centres and the magnificent Helensvale Bowls Club, or an investment in a good location with a great rental return the don't hesitate be sure to make this weekends open home as sellers are looking for a quick sale.

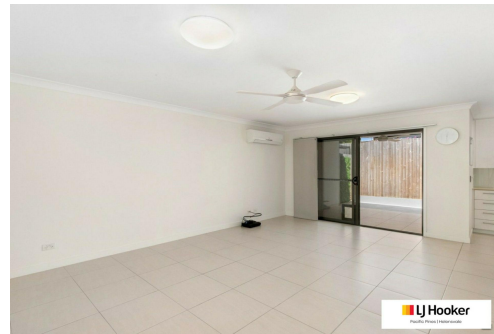
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More About this Property

Property ID	354CGMK
Property Type	Townhouse

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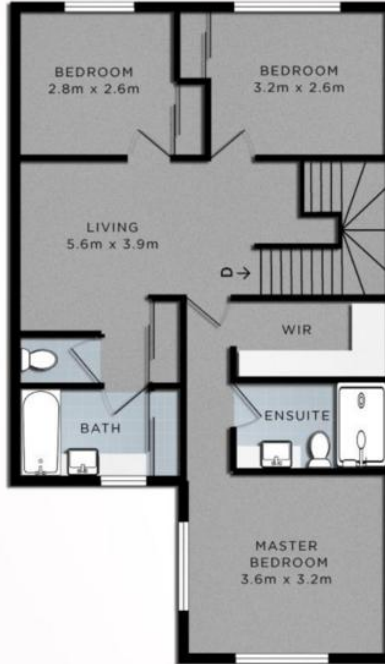
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GROUND FLOOR



FIRST FLOOR



22/22 Careel Close
HELENSVALE

3 Bedrooms

2 Bathrooms

1 Car Garage
+
1 Car Space

TOTAL FLOOR AREA
149m² or 16 Squares

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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