







6/70 Ridgevale Drive, Helensvale

OWNERS KEEN TO SELL BEFORE XMAS! PRIVATE, PEACEFUL & PERFECTLY LOCATED!

A Great Place to Call Home —An Excellent Investment Opportunity!

Positioned in a quiet, secluded and secure gated complex of just 25 townhouses, this well-maintained two-bedroom townhouse offers comfortable living, excellent convenience and an attractive investment opportunity in the heart of Helensvale.

With local shops right next door and public transport pickup points just approximately 100 metres down the street, this property offers a convenient lifestyle in a peaceful setting.

Comfortable Living with Practical Features

Step inside and discover a spacious, air-conditioned open-plan living and dining area, providing the perfect place to relax or entertain. Both bedrooms feature built-in wardrobes, with the added comfort of air conditioning in the master bedroom.

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FOR SALE
"ACT NOW- Exceptional Opportunity, All Offers Cons

VIEW
Sat 21st Nov @ 1:30PM - 2:00PM

AGENTS
John Reason
0411 355 810
jreason@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

The functional kitchen offers ample bench space and storage, a good-sized pantry, ceramic cooktop and electric oven.

Property features include:

- Two bedrooms, both with built-in wardrobes
- Air-conditioned master bedroom
- Spacious, air-conditioned open-plan living and dining area
- Well-equipped kitchen with generous bench space and storage
- Good-sized pantry, ceramic cooktop and electric oven
- Bathroom plus separate toilet
- Separate laundry with direct access from the single lock-up garage through to the kitchen
- Covered outdoor sitting area
- Single garage plus additional parking space in front
- No adjoining neighbour on one side, offering added privacy
- Well-maintained property, built in 1995
- Secure, gated complex of only 25 townhouses
- Low Body Corporate $59.79 per week.

Location and Convenience

Enjoy the benefit of having local shops right next door, with public transport pickup points just a short walk away. The quiet, private setting makes this townhouse an appealing choice for first-home buyers, downsizers and investors looking for a conveniently located property.

Investors —Rental Income from Day One!

This property offers an established rental return, making it an attractive addition to an investment portfolio.

- *Current rental income: $700 per week**
" *Current lease expiry: 18 January 2027**
" *Estimated rental range: $690—$720 per week**

With a tenant already in place, investors can benefit from an existing income stream, subject to the terms of the current tenancy.

Don't Miss This Opportunity!

Whether you're looking for a comfortable home, a low-maintenance lifestyle or an established investment, this well-presented Helensvale townhouse is well worth inspecting

Contact us today for further information or to arrange an inspection.

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MORE DETAILS

Property ID	36BCGMK
Property Type	Townhouse
House Size	77 m2
Land Area	183 m2
Including	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced











John Reason 0411 355 810
Sales Person | Licensed Real Estate Agent | jreason@ljhteam.com.au

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