



## Helensvale, 7/26 Careel Close

2014 MODERN BUILD | MOVE IN OR RENT OUT



Make no mistake - the owner wants this property sold!

A quality 2014 built townhouse with an open floor plan in a sought-after location. Set across 2 levels, just a short walk to trains, trams, Westfield, bowls club, library and much more. A great opportunity for investors, first home buyers or anyone seeking a low maintenance home in a convenient location.

### Features:

- Spacious open plan living and dining area with ceiling fan, reverse cycle a/c all with a great flow to the outdoor space
- Light and bright kitchen with modern finishes, walk-in-pantry, stone benchtops, breakfast bar and dishwasher
- Covered outdoor patio/ entertaining space
- King sized master bedroom with walk-in-robe, ensuite, ceiling fan and reverse cycle air

### For Sale

Buyers Above \$700,000

### View

[ljhooker.com.au/356AGMK](http://ljhooker.com.au/356AGMK)

### Contact

**Siarne Loeve**

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# LJ Hooker

**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.

**LJ Hooker Pacific Pines | Helensvale**  
**(07) 5573 2099**

conditioning

- A further two queen bedrooms with B/I/R & ceiling fans
- Covered outdoor entertaining space
- Modern bathroom with large bathtub
- Additional lower-level powder room with 3rd toilet
- Separate laundry & plenty of additional storage
- Single lock up garage with electric door and internal access + additional allocated under cover car space
- LED down lights throughout
- Ceiling fans throughout
- Fully fenced & no lawn mowing to be done
- Tidy boutique complex with only 26 townhouses
- In-ground pool & bbq area
- Plenty of visitor car parking
- Compliant smoke alarms
- Insulated
- Individually water metered
- Pets upon approval

Outgoings/incomings:

- Council rates - approx. \$1200\* per half year
- Last water rates - approx. 300\* for the quarter
- Rental return - approx. \$780 - \$800\*per week (no current lease in place)
- Body Corp \$69 p/w (inclusive of building insurance)
- Sinking fund \$102,104 (as of 17th June)

Location:

Easy access to the M1 or commuters can relax and take the train to Brisbane. The light rail will take you to Griffith University, the Gold Coast University Hospital and the beach suburbs currently as far as Pacific Fair at Broadbeach

- 10 minute walk (or 2 min drive) to Helensvale Westfield
- 10 minute walk (or 2 min drive) to Helensvale train & tram stations
- 2 minute drive to Pacific Highway
- 15 minutes drive to the famous Broadwater
- 10 minutes drive to Griffith University & Gold Coast Uni Hospital
- Public transport access 350m on Discovery Drive
- 7 minute drive to the Gold Coasts famous theme parks
- Close to many popular schools including Helensvale State School, Helensvale State High School, A B Paterson College & more

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## More About this Property

Property ID 356AGMK

Property Type Townhouse

**Siarne Loeve 0422 609 353**

Sales Specialist | [siarne@ljhteam.com.au](mailto:siarne@ljhteam.com.au)

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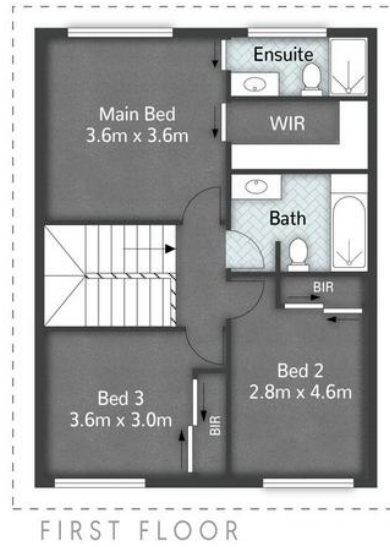
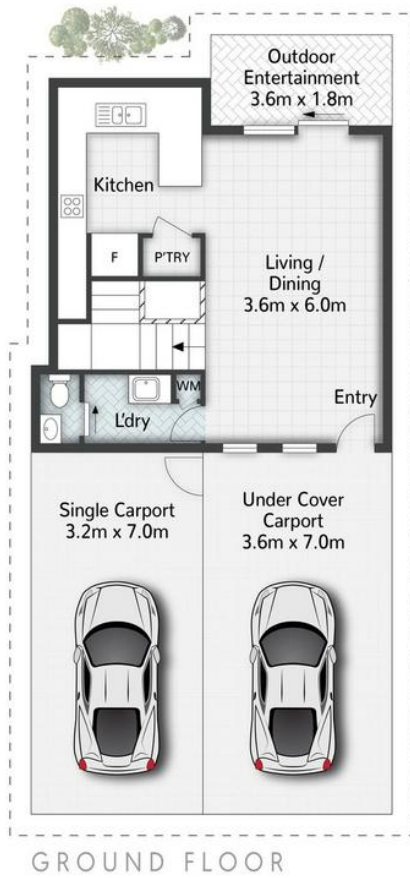
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3 | 2 | 2 | 105m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.