

## Helensvale, 12/24 Cannington Place

### Stylishly Renovated & Perfectly Positioned

Set in a peaceful, elevated position within a leafy, pet-friendly complex of just 24 residences, this beautifully renovated duplex-style unit offers the ideal combination of comfort, space, and convenience.

Featuring a stunning modern kitchen and bathroom, stylish tiling & timber-look flooring, an airy open-plan layout, this home is move-in ready and perfect for first-home buyers, downsizers, or investors.

#### Property Highlights:

- Light-filled air conditioned open plan living and dining area
- Study nook with overhead shelving
- Modern tiling throughout the living areas
- Contemporary kitchen with ample storage, dishwasher and 5 burner gas hotplate
- Private patio surrounded by greenery - perfect for relaxing

# 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.



**For Sale**  
Buyers Above \$650,000

**View**  
[ljhooker.com.au/35JJGMK](http://ljhooker.com.au/35JJGMK)

**Contact**  
**Mark Worthington**  
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**Siarne Loeve**  
0422 609 353  
[siarne@ljhteam.com.au](mailto:siarne@ljhteam.com.au)

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

- Fenced yard to keep pets and children safe
- Quality timber laminate flooring in both bedrooms
- Spacious master bedroom with built-in robes
- Second generous bedroom with built-in robe
- Luxurious renovated bathroom with a large walk-in shower and vanity
- Single lock-up garage with internal access
- Additional drive-way parking for 2 vehicles
- Affordable body corporate fees - approx \$79.55/week (includes building insurance)
- Investors would return \$630.00 to \$650.00 per week approx

**Prime Location:**

Enjoy the convenience of walking distance to local shops, bus stop, and Helensvale Primary School. Just minutes from Westfield Helensvale, rail and light rail stations, and easy access to Griffith University, Gold Coast University Hospital, and Broadbeach via the G:Link light rail.

Don't miss this opportunity!

This immaculately renovated home is priced to sell - Hurry don't miss out

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## More About this Property

<b>Property ID</b>	35JJGMK
<b>Property Type</b>	Villa
<b>Including</b>	Toilets (1)

**Mark Worthington 0411 874 168**

Sales Consultant | markworthington@ljhteam.com.au

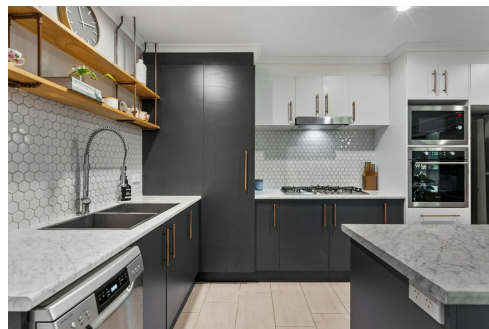
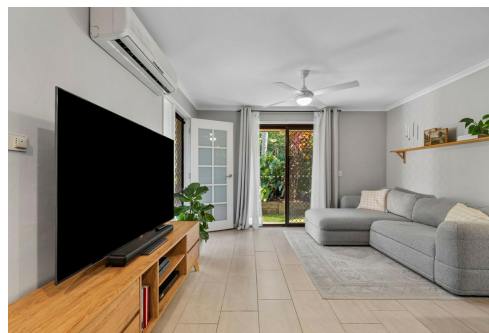
**Siarne Loeve 0422 609 353**

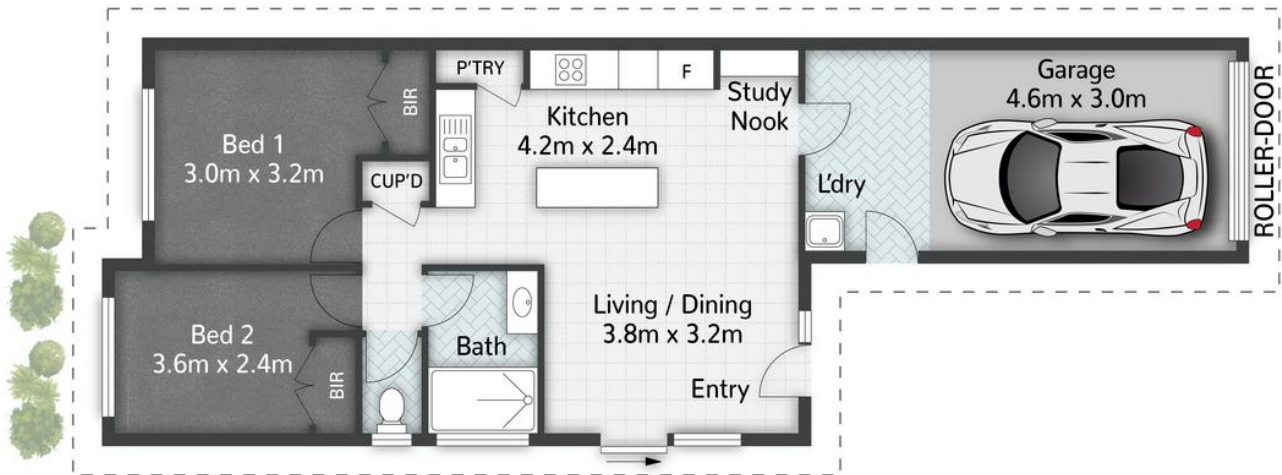
Sales & Marketing Specialist | siarne@ljhteam.com.au

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

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Unit 12/24 Cannington Place HELENSVALE

 2 | 
  1 | 
  1 | 
  84m<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.

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