

## Helensvale, 9/24 Cannington Place

UNDER CONTRACT



Tucked away in a private leafy setting, the fully fenced outdoor space is perfect for the kids and pets to play. For the avid entertainer, a massive undercover area is ideal for year-round gatherings & BBQ's. Or, If you're simply looking for a great space that allows you to unwind in total privacy —then look no further...it's all here! Moving inside the property, you'll find a modernised home with a fantastic floorplan offering a functional open plan footprint, good sized kitchen & updated bathroom.

### For Sale

Buyer Above \$599,000

### View

[ljhooker.com.au/35GPGMK](http://ljhooker.com.au/35GPGMK)

### Contact

**Siarne Loeve**

0422 609 353

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

### The offer:

- Spacious light filled open plan living and dining combo with reverse cycle a/c
- Modern tiles to living and dining and kitchen areas
- Updated kitchen with brand new oven
- Large master bedroom with B/I/R, ceiling fan & new reverse cycle a/c
- Secondary double bedroom with B/I/R , ceiling fan & new reverse cycle a/c
- Updated bathroom with double vanity

# 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**

- Separate toilet
- Massive undercover entertaining space
- Great sized, fully fenced yard
- Side access + shed
- Brand new ceiling fans throughout
- Freshly painted interior
- Compliant smoke alarms
- Remote controlled garage door
- Security screens
- Newly replaced hot water unit
- Brick and tile single storey duplex style villa

The complex:

- Boutique complex on 24 villas
- Pet friendly complex (subject to body corporate approval)
- Rental appraisal \$610 - \$630 p/w
- Rates \$1361 (last 6 months)
- Reasonable B/C \$78 per week including building insurance, sinking fund, admin fee and public liability

The Location:

- \* Central location with the M1 highway (north & southbound) only a 3-minute drive away
- \* Bus stop 350m walking distance
- \* Helensvale train & tram station 5 minutes away
- \* Helensvale Westfield shopping centre only 5 minutes away
- \* Famous Gold Coast attractions such as Wet and Wild, Dream World, Movie World, Top Golf & Outback Spectacular approx. 5 mins away
- \* 15 minute drive to the Gold Coast's glistening Broadwater
- \* 15 minute drive to Gold Coast University Hospital & Griffith University
- \* 25 minutes to Surfers Paradise beaches
- \* 45 minutes to Brisbane CBD
- \* 30 minutes to Gold Coast Airport
- \* Approx 25 mins to Tamborine Mountain Gallery Walk
- \* Approx 30 Mins to Witches Falls Winery

This property must be seen... first home buyers NO stamp duty! For those that can take advantage of the scheme NO LMI. For the investor, a low maintenance property with a STRONG rental return. Contact Siarne Loeve today to discuss your viewing options!!

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## More About this Property

Property ID 35GPGMK

Property Type Villa

**Siarne Loeve 0422 609 353**

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

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

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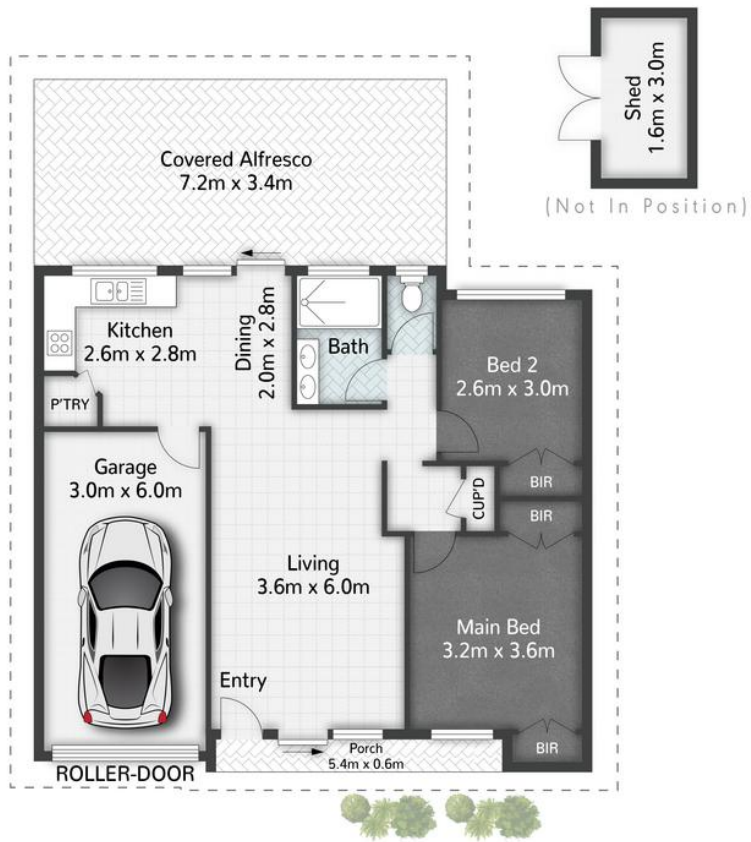


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9/24 Cannington Place HELENSVALE

2 | 1 | 1 | 124m<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.