



## FOR SALE

### ATTENTION INVESTORS !!!

Unique Opportunity to Purchase this 3 Bedroom, 2 Bathroom One Level Duplex Style Villa with High Returns and Strong Capital Growth!!!  
NO UPGRADES NECESSARY ! LOW MAINTENANCE !

Featuring:

- \*Wooden Flooring to Living Areas
- \*Modern Stainless Steel Kitchen Appliances, including, Rangehood, Stovetop, Oven and Dishwasher
- \*Beautiful Paved Large Fully Fenced Courtyard
- \*Remote Garage
- \*Excellent Long Term Tenant @ \$400 per week
- \*Efficient and Highly Experienced On Site Management
- \*Security Gated Complex features 2 Swimming Pools, 2 BBQ areas, Gymnasium Community Room and Childrens Playground

Situated only 2 minutes from Harbourn Town Shopping Centre and Schools, and 5 minutes from Broadwater, Griffith University, Gold Coast Hospital, the Light Rail and the M1, with a Bus Stop at the door.

This Property Represents Smart Investing !!!

CALL ME NOW TO ARRANGE A PRIVATE INSPECTION

3 BED | 2 BATH | 1 CAR

PRICE:

Offers over 315,000

OPEN FOR INSPECTION:

N/A



**Jane Vella**  
**0449110979**

[janevella@atrealty.com.au](mailto:janevella@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)