



FOR SALE

HOME SWEET HOME FOR YOURSELF OR YOUR TENANT!!!

This One Level Duplex Style Three Bedroom Villa exudes peace, tranquility and that true feeling of "home".

The current long term tenant has called this property home for several years and really doesn't want to move, making this an ideal investment, where the figures truly work!

The lucky investor who purchases this property will not only inherit a dream tenant, but will be able to sit back and enjoy high returns and great capital growth. This Is Literally Your "Set and Forget" Investment Property!!!

The Villa will also appeal to those wishing to downsize, retirees, business couples and singles, and first home buyers.

Featuring:

- *Open Plan Living and Dining
- *Galley Style Kitchen with modern appliances
- *Master Bedroom with a large built in robe and ensuite
- *Two other good sized bedrooms with built in robes
- *A gorgeous private fully fenced low maintenance courtyard
- The complex itself is fully secure, and features two Pools, two BBQ's, a Gymnasium, Community Room for private functions, a Childrens Playground and excellent On Site Management. Investors will never be without a tenant here! The situation of this complex creates a high demand for tenancy, constantly. Only 2 minutes away from:
- *Harbourtown Shopping Centre
- *Runaway Bay Shopping Centre
- *Schools: Coombabah State, Arundel State and AB Paterson
- *Gold Coast Hospital and University
- *Gold Coast Light Rail

And only 5 mins away from:

- *Translink Rail to Brisbane
- *Westfield Shopping Centre Helensvale
- *The Broadwater

AND..... a bus stop at the front entrance.

Convenience Is An Under Statement Here!!!

CALL ME NOW FOR FURTHER INFORMATION OR TO ARRANGE A PRIVATE

3 BED | 2 BATH | 1 CAR

PRICE:

Offers over \$305,000

OPEN FOR INSPECTION:

N/A



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