



FOR SALE

SOLD BY ANDREW COLLEY 0488 217 803

****STREET RECORD FOR A DUPLEX \$412,500****

An ultra-convenient and highly stylish home for first time buyers or it would make a money-spinning investment. A reasonable rental appraisal at \$440 per week and no body corp charges means it's all profit and a high yield at 5.72%. This could be one for your self-managed super fund!

This duplex has been lovingly refurbished, including insulation, new ceiling fans and lights and new paintwork. It has a modern timber style floor, new security screens, a new cooktop and oven; and stylish landscaping. The garage is currently used for an additional living work /from home space, but the roller door is in place for the option to be a garage

- 3/4 Bedrooms
- Large fitted kitchen
- 2 living areas (current configuration)
- New Fans, Lights, insulation
- New Security Screens
- Fully Fenced
- New Cook Top and Oven
- New Hot Water System
- Landscaped Gardens

All of the following attributes highlight just what a good location this home is. Remember it's all about location!

- Helensvale light rail 10 minutes
- Westfield Helensvale 9 minutes
- Night quarter 9 minutes
- Helensvale Train station 10 minutes
- Helensvale Plaza 10 minutes
- Helensvale Library 10 minutes
- Harbour town 18 minutes
- Pacific Motorway 2 minutes
- Helensvale High School 5 minutes
- AB Paterson College 12 minutes

3 BED | 1 BATH | 0 CAR

PRICE:
\$412,500

OPEN FOR INSPECTION:
N/A



Andrew Colley
0488217803
andrewcolley@atrealty.com.au
andrewcolley.com.au