

**SOLD**

## PRICE REDUCED FOR IMMEDIATE SALE - UNBELIEVABLE VALUE

This spacious, open plan and light filled home has a large rear courtyard which is perfect for entertaining.

The central kitchen overlooks the courtyard and leads out to the generous combined dining and living area which is air conditioned.

There are three double bedrooms, the master suite has a walk through robe with ample storage and ensuite for comfort and convenience.

The two other bedrooms and main bathroom are located at the opposite end of the house so the design and layout appeals to families who value privacy and space. It is ideal for a growing family.

There is a single lock up garage and room for another car on the front driveway. The laundry is well positioned at the rear of the garage for easy living.

The Terraces is a security gated complex for peace of mind and boasts a tropical swimming pool and a gym to relax in at the end of the day.

Excellent investment with immediate income - smart buy for an astute investor due its prime location walking distance to bus transport, AB Patterson College, park nearby and close proximity to Harbour Town Premium Outlets and Westfield Helensvale Shopping Centre and train station.

Potential plus - original condition but definitely the chance to add value and your own personal touch.

Be quick this will not last.

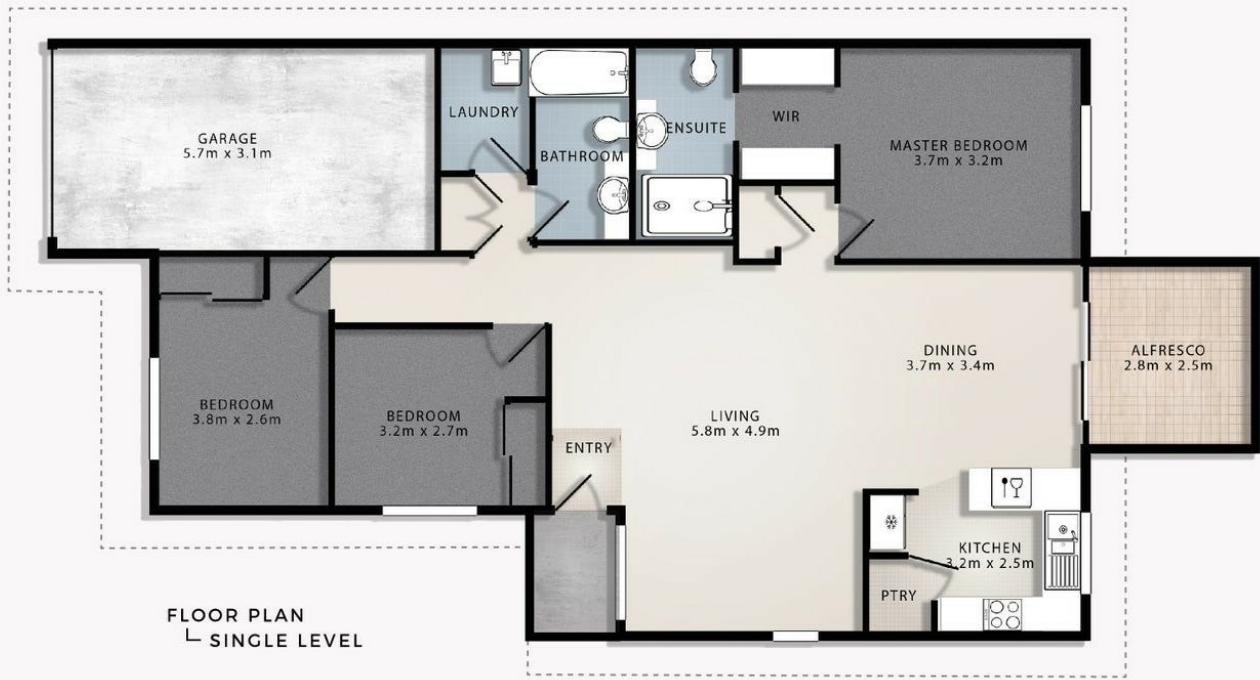
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$460,000

**OPEN FOR INSPECTION:**  
N/A



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**24 Amsonia Court  
ARUNDEL**

-  3 Bedrooms
-  2 Bathrooms
-  1 Car Garage

TOTAL FLOOR AREA  
130m<sup>2</sup> or 14 Squares



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.