



FOR SALE

UNDER CONTRACT

1/6 ASH COURT, ARUNDEL QLD 4214

Promising to capture the attention of investors, first home buyers and those looking for low-maintenance living, this neat and tidy three-bedroom duplex is beautifully located a short walk to Gold Coast University Hospital. The convenience of this location is profound – it is moments from Griffith University, Southport Sharks and the G-Link station to Broadbeach

An excellent rental yield of \$570-600 p/week is testimony to Arundel's sought-after lifestyle, and this has to be one of the prime locations on the Gold Coast to invest for long-term capital growth. The unit features fresh, contemporary, and open interiors that are embellished by quality finishes and complement a well-appointed floor plan. It is ideal for everyday living and effortless entertaining; the lounge and dining area adjoins the stylish kitchen which features stainless steel appliances. The garden surrounds the property and provides considerable space for pets and children alike, being one-half of an 800sqm duplex block.

Additional features of the unit include:

- Open interiors and modern design
- Usable private garden
- Air-conditioning, ceiling fans in all bedrooms and living room
- Spacious bedrooms with large windows and built-in robes
- Stylish bathroom and walk-in shower
- Laundry
- Internal storage
- Single Garage
- NO BODY CORPORATE FEES ONLY JOINT INSURANCE
- Gold Coast City Council rates - \$1,124.30 p/half year
- Great rental yield of \$570-600 p/week
- 1.4km or 4-minute drive to GOLD COAST UNIVERSITY HOSPITAL, bus services along Olsen Avenue on your doorstep, 9 minutes to the Broadwater and 13 minutes to Main Beach additionally you are close to quality and local schooling options.

This Duplex is a must to inspect – call to organise your viewing!

3 BED | 1 BATH | 1 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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