

**SOLD****SOLD BY ANDREW COLLEY PROPERTIES - -0488  
217 803****\*\*EMPTY AND READY TO OCCUPY\*\***

The last 3 townhouses in this complex and the neighbouring complex have achieved \$650 per week in rental income, offering you a 5.88% yield AFTER body corp! , this could be a smart move for your property portfolio. Or you move in yourself to enjoy.

Offering a private, fully fenced backyard and a rare opportunity to purchase within the highly desirable boutique gated Villa Petros complex.

- 3 large bedrooms all with ceiling fans
- 2.5 bathrooms en suite to the master bedroom and ground floor powder room
- 2 reverse cycle air conditioning units
- Single auto lock-up garage
- Rental appraisal of \$650 per week
- Body corp \$85.25 per week including sinking fund (see disclosure attached)

41/74 Universal Street offers a generously sized kitchen with stainless appliances, 2 spacious tiled living & dining areas, a king-sized master bedroom with en suite, ceiling fan & air conditioning, 2 bathrooms, upstairs and an additional powder room downstairs, plus an internal laundry. Perfectly private entertaining alfresco, huge complex pool + entertaining area.

Villa Petros is a pet-friendly (subject to body corporate approval) complex and is located within minutes of Westfield shopping centre (Helensvale), local Coles & Woolworths at Pacific Pines, M1 Motorway and the light rail (Helensvale). An abundance of local schools, both private and public within a short 2km drive. This property is perfect for a range of buyers from an investor, first home buyers or even downsizers wanting easy maintenance and the security of a gated complex.

**Disclaimer:**

In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies or misstatements that may occur.

Prospective purchasers should make their own enquiries to verify the information contained herein

**3 BED | 2 BATH | 1 CAR****PRICE:**  
**\$507,000****OPEN FOR INSPECTION:**  
**N/A****Andrew Colley**  
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