

**SOLD****SOLD BY ANDREW COLLEY PROPERTIES**

Ensuring families, entertainers and luxury-lovers alike will want for nothing, this character home offers a truly enviable lifestyle. Boasting a sparkling in-ground swimming pool, and superb entertainment options. This spectacular property on an 883sqm allotment is only a stone's throw from local conveniences and leafy parklands.

Ideally positioned in a family-friendly enclave, the residence makes an outstanding first impression with its magnificent character façade and established front gardens.

Features include:

- Spacious single-level family home in peaceful cul de sac
- Large master bedroom with ensuite featuring double wash hand basin, fitted robes, air-conditioning, ceiling fan.
- 3 additional generous bedrooms with two with ceiling fans, plus robes
- Spacious open plan living and dining area overlooking pool and outdoor areas. Air conditioning and ceiling fan.
- Expansive central kitchen
- Grand formal lounge area
- Private 883m² block
- 6kw Solar system
- Insulated roof space
- Rainwater tank
- Electric hot water system
- Garden tool storage shed
- Established tropical gardens with a flat lawn ideal for trampolines and kids play equipment
- Resort-style alfresco entertaining area, and large free form in-ground concrete swimming pool
- Double auto lock-up garage
- Massive flat front gardens ideal for enclosing to utilise for vehicle storage
- Security screens, fully fenced
- Fully enclosed 'Florida Room' with Insulated roof
- Abundance of storage throughout

Council Rates: Approx. \$ 2011.54 per annum

Water Rates: Approx. \$ 938.85 per annum

Rental Appraisal: \$1,000-1,100 p/wk.

4 BED | 2 BATH | 2 CAR**PRICE:****\$1,035,000****OPEN FOR INSPECTION:****N/A****Andrew Colley****0488217803**

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● **Ground FLOOR PLAN**



ARLENE PARK TERRACE

SITE LEGEND

1. Driveway/Additional Parking | 2. Garage | 3. Entrance Porch
4. Single Storey Residence | 5. Sunroom
6. Swimming Pool | 7. Rainwater Tank | 8. Pool Pump
9. Shed (1.9 x 3m) | 10. Drying yard
11. Hot water system

● **Site PLAN**



ANDREW COLLEY
PROPERTIES

19 ARLENE PARK TERRACE
Helensvale

ANDREW COLLEY
0488 217 803

@realty

INTERNAL AREA	: 169M ²
GARAGE, PORCH, SUNROOM	: 66M ²
TOTAL AREA	: 235M ²
SHED	: 6M ²
LAND AREA	: 883M ²

4 2 2
+ Driveway
Parking

ENVISUAL DESIGN

Whilst every effort has been undertaken for 100% accuracy, Plans should not be relied on solely. All images/finishes are for illustrative purposes only and are intended to depict the general layout only. No plan/site plans represented are to scale. Areas have been rounded off where appropriate. Internal area calculations are based on gross internal area.

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.