



**SOLD**

## ANOTHER ONE SOLD BY MICK WELLS!

Welcome to your dream villa in Helensvale, QLD! This well positioned property offers the perfect combination of style, comfort, and convenience. With 2 bedrooms, 1 bathroom, and a 1-car garage, this villa is the perfect size for couples, small families, or even downsizers looking for a low-maintenance lifestyle.

Located in the highly sought-after suburb of Helensvale, this villa boasts a prime location that offers the best of both worlds - tranquil suburban living and easy access to all the amenities and attractions of the Gold Coast. From beautiful parks and local shops to world-class theme parks and beaches, everything you need is just a short drive away.

Step inside this quaint villa and be greeted by an open plan and light-filled living area, perfect for relaxing and entertaining. The indoor features of this property are easy to maintain, with built-in wardrobes in your main bedroom, providing ample storage space for all your belongings. The kitchen is well appointed and equipped with every convenience, including oven, stove, making everything a breeze.

But that's not all, step outside and be amazed by the outdoor features of this villa. The fully fenced yard offers privacy and security for you and your loved ones, perfect for hosting small intimate gatherings, or grabbing some private time in the sun. The secure parking provides peace of mind for those with a car, while also offering additional storage space.

On those hot summer days, you'll appreciate the air conditioning throughout the villa, keeping you cool and comfortable all year round. And with a floor area of 110m<sup>2</sup> (approx.) this property offers a good balance of indoor and outdoor space.

One of the best things about this villa is that it is currently not tenanted, meaning you can move in right away and make it your own. This property is yours to enjoy and personalize as you wish.

So don't miss out on this amazing opportunity. Experience the best of Helensvale living in this beautiful villa. Contact Mick Wells now on 0408 537 567 to make this dream property yours today!

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

**PRICE:**  
**\$565,000**

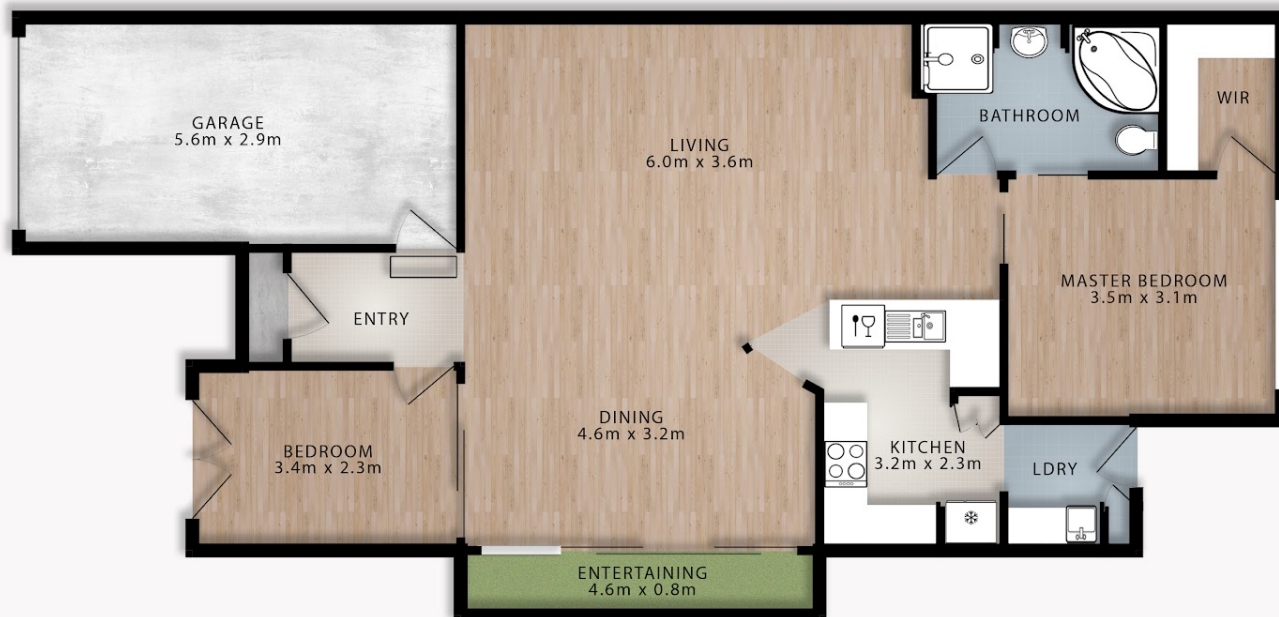
**OPEN FOR INSPECTION:**  
**N/A**



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## FLOOR PLAN



17/44 Helensvale Road  
HELENSVALE

 2 Bedrooms

 1 Bathroom

 1 Car Garage

TOTAL FLOOR AREA  
110m<sup>2</sup> or 12 Squares

Mick Wells | 0408 537 567



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.

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