



# FOR SALE

## 4 BEDROOM HOME IN MEADOWLAND ESTATE

This beautiful freestanding house within a group title estate "Meadowland on the Park", 4-bedroom, 2-bathroom home is a perfect blend of comfort and convenience, located in the sought-after suburb of Arundel. Ideal for both investors and families, this property features a spacious layout, modern finishes, and a 2-car garage.

Rented at \$690 per week on a periodic lease - 60 days' notice to tenant required  
Prime location close to schools, shops, and parks  
Don't miss this opportunity to invest in a high-growth area with strong rental returns.

Meadowlands on the Park Estate in Arundel offers amenities:  
Outdoor swimming pool, spa, BBQ area along with a children's play area, A recreation club that includes gym, sauna & function room with kitchen. Onsite manager known for its well-maintained complex, making this ideal for families and investors. The estate is also close to parks, schools, and public transport, adding to its appeal. Body corporate fees are generally around \$90 per week, covering access to shared facilities.  
The Broadwater is approximately 10 to 15 minutes by car  
This makes the estate a desirable location for both residents and investors looking for a blend of convenience and lifestyle options.  
Close to public transport:  
G-Link Light Rail (Parkwood Station) – Approx. 7-minute drive. The light rail connects Arundel to major destinations like Surfers Paradise, Southport, and Broadbeach.  
Bus Stops – Several bus routes operate nearby, with the closest bus stops along Napper Road and Arundel Drive, which are just a short walk or drive away.  
Helensvale Train Station – Approx. 10-minute drive. This station provides access to the Gold Coast and Brisbane via the Queensland Rail network, including express services.  
These public transport options make commuting and travel around the Gold Coast region very convenient.

Arundel Hills Country Club – A beautiful golf course and club just a short drive away, perfect for golf enthusiasts.

Arundel State School (Primary) – Approx. 5-minute drive  
A.B. Paterson College (Kindergarten to Year 12) – Approx. 7-minute drive  
Pacific Pines State High School (Secondary) – Approx. 10-minute drive

4 BED | 2 BATH | 2 CAR

### PRICE:

ALL BUYERS \$789,000 - \$809,000

### OPEN FOR INSPECTION:

N/A



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Approx Internal Area: 197 sqm  
Approx Land 367 sqm

While [www.atrealty.com.au](http://www.atrealty.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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.