



## FOR SALE

### SOLD BY WARREN CAVANAGH - ARUNDEL PROPERTY SPECIALIST

Interstate vendor wants immediate action, so here is your opportunity to purchase the ideal investment property or potentially your first home. Currently tenanted at \$470 per week, with the existing tenants wanting to stay on after the lease expires. An inspection of this property is a must, you will be blown away the size of it for such a minimal asking price.

This modern dwelling is nestled in a very quite estate and located a short walk to A.B.Patterson college, shops and transport.

Features Include;

- \* 4 bedrooms
- \* 2 bathrooms
- \* Formal Lounge
- \* Tiled open plan Family / Dining room
- \* Spacious kitchen
- \* Split Air Conditioning
- \* Oversized Auto Double Garage
- \* Room for a boat and caravan
- \* Alarm and watering systems
- \* Tenanted at \$470pw
- \* Full access to pool, gym, sauna, children's play ground and recreation club

Yes all of this within a few minutes drive to Westfields Helensvale, Harbourn town Shopping Centre and the magnificent Broadwater, 20 minutes drive to the famous Gold Coast beaches and strategically located between the Gold Coast and Brisbane Airports. Call Warren Cavanagh today on 0414 469 954 for your private inspection to secure this property, it will not last long.

4 BED | 2 BATH | 2 CAR

PRICE:

Buyers Guide \$380,000 - \$400,000

OPEN FOR INSPECTION:

N/A



**Warren Cavanagh**

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