

22 MELBOURNE ROAD, ARUNDEL, QLD, 4214



FOR SALE

CORNER BLOCK, POOL, BIG SOLAR — ARUNDEL LIVING WITHOUT THE COMPROMISE

Set on a fully fenced corner block in a quiet, family-friendly pocket of Arundel, this four-bedroom home offers the kind of space, privacy and lifestyle that's becoming harder to find at this end of the market.

The two rooms that matter most have already been taken care of. Both the kitchen and bathroom have been given modern makeovers, so you can move in and enjoy them from day one. Beyond that, there's genuine scope to put your own stamp on the place — paint, floor coverings and finishes — the kind of cosmetic updates you can tackle at your own pace, on your own budget, while building equity along the way.

Outdoors is where this home really comes into its own. A generous covered patio steps out to the in-ground pool, creating a private, secure entertaining zone that works just as well for weekend barbecues as it does for keeping an eye on the kids. The full fencing and corner position mean plenty of room to move, with pets and children safely contained.

Then there's the power. A substantial 12kW solar system, supported by two 5kW inverters, takes a serious bite out of running costs — a rare advantage in a Queensland summer with a pool and air conditioning going.

The location is the quiet achiever. You're just minutes from the Gold Coast University Hospital and Griffith University's Gold Coast campus, with the M1, Harbour Town, Westfield Helensvale and a range of local shopping, schools and parkland all close at hand.

Ideal for families needing room to grow, or investors drawn to Arundel's strong tenant demand from hospital and university professionals.

At a glance:

4 bedrooms, 1 modern bathroom
Renewed kitchen with contemporary finishes
Air-Conditioning to most rooms

4 BED | 1 BATH | 1 CAR

PRICE:
Contact Agent

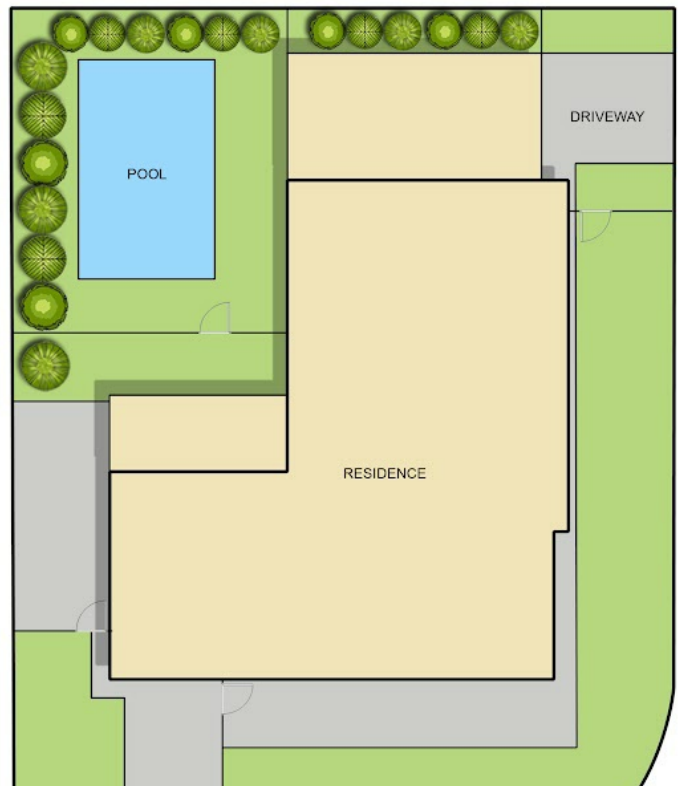
OPEN FOR INSPECTION:
N/A



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FLOOR PLAN



SITE PLAN

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.

The floorplan and site plan are indicative only and not to scale, all measurements indicated may not be accurate. All buyers must do their own investigations into the accuracy of these plans.