



50 Christina Ryan Way Arundel QLD 4214

 3  2  2

\$900 per week

Date available: 5 August 2024

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FAMILY HOME IN THE HEART OF THE GOLD COAST

Nestled in the desirable Tee Trees Estate this two-story house backs onto the Coombabah Nature Conservation with kangaroos jumping right up to your backdoor. Within walking distance to multiple local playgrounds, dog park, supermarket and walking trails making this property ideal for young families... and pet owners!

The ground floor provides an open plan living design with two living spaces, kitchen, dining, separate laundry room, powder room and outdoor entertaining pavilion overlooking the nature reserve filled with wildlife. This easy to maintain property offers everything you need for a comfortable and stylish lifestyle.

The second-floor hosts three bedrooms, two bathrooms with the king size master suite enjoying balcony views over the reserve, a walk-in wardrobe and ensuite. The two queen sized guest bedrooms include mirrored built in wardrobes and share the family bathroom, which includes a shower and bathtub.

Arundel is a highly desirable area situated in the heart of the Gold Coast, surrounded by nature and convenience. It is located on the fringe of the Coombabah Lakelands Conservation Nature Reserve that is full of wildlife, while still enjoying a contemporary park side active lifestyle with walking tracks, bike paths, BBQ picnic area amenities and a children's playground.

You'll be in close proximity to the Gold Coast Hospital, Griffith University, prestigious private school A.B.Paterson and local Public-School catchments are Arundel State School (Primary) and Coombabah State School (Secondary), as well as having easy access to the M1 Motorway and multiple public transport options to traverse the Coast or commute to Brisbane. The Parkwood G: link light rail is within a 15-minute walking distance and Helensvale Train Station only 7 minutes away by car. The Gold Coast Broadwater Parklands is only 8km away, which means just 10 minutes until you're at the beach!

These are just some of the property features:

• 3 x large bedrooms, 2.5 Bathrooms, 2 Garage

• Main bedroom with ensuite, walk-in wardrobe and balcony

• Newly installed reverse cycle air conditioning in all bedrooms

• New carpet and blinds

• Recently repainted exterior and roof with new Hamptons PVC fencing

• Outdoor entertaining area overlooking the Coombabah Reserve with gated entry

• Loads of storage throughout the home.

• Security cameras front and back with doorbell camera connected via an app

• Shed

• Dog door

• High-speed NBN Fibre to the premises connection

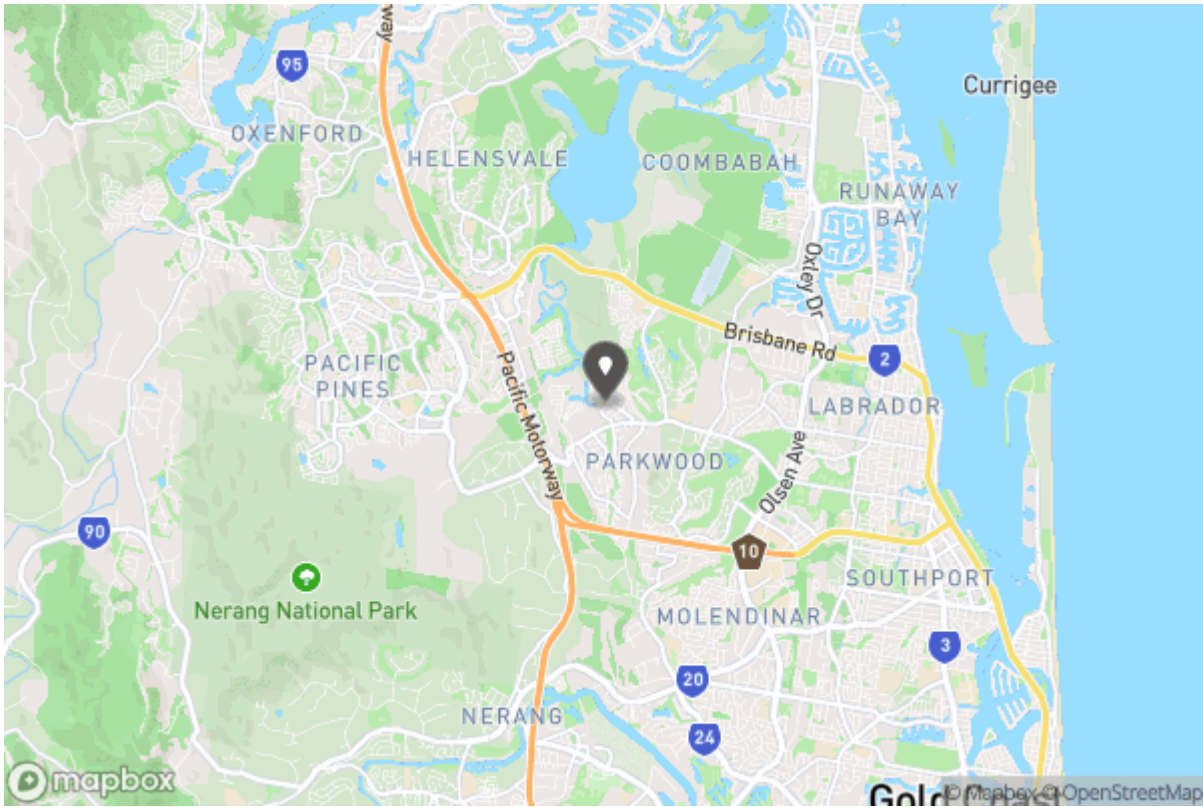
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Gallery





Location Map



Floor Plans







Don't forget to confirm your inspection by SMS or email

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