



Oxenford, 1/9 Columbia Court

Owner wants this sold by Christmas

Discover this delightful 2-bedroom duplex nestled in a peaceful cul-de-sac, conveniently located near all essential amenities. Whether you're a first-time homebuyer, looking for an investment property, or seeking a renovation project, this gem is a fantastic opportunity. The owner has completed updates, including new floors. It is a little cutie with so much potential and should be seen as soon as possible. This well-priced property won't last long!

- Master bedroom with built-in robes and ceiling fan
- Second bedroom with built-in robes and ceiling fan
- Bright open plan kitchen and living room with views to the front
- Family bathroom with shower and separate WC
- Separate laundry
- Large front garden and fully fenced rear yard
- Integral single garage



For Sale
\$600,000 - \$650,000

View
ljhooker.com.au/35BBGMK

Contact
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LJ Hooker

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LED downlighting and ceiling fans

Neutral décor throughout

No body corporate fees-only shared insurance at approx. \$2993.00 per year

Built in 1991

Perfect for: First-time buyers or those seeking a renovator's dream.

Currently tenanted until Jan 23rd 2025

Rental income \$590 per week

Oxenford is a vibrant community offering easy access to the M1, Coles, schools, public

transport, and Helensvale Shopping Centre-all just 20 minutes from the nearest beach!

Enjoy walking distance to schools and a short 7-minute drive to Westfield Shopping Centre

and the train station, with Coles Pacific Pines and public transport close by.

Tim Wolff and Tracey Fisher, your local real estate agents, are ready to assist you. Don't miss out-call today!

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More About this Property

Property ID	35BBGMK
Property Type	DuplexSemi-detached
Including	Toilets (1) Built-in-Robes

Adam Hope 0417 654 153

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Internal: 97m² | External: 9m² | Total: 106m²