



## Pacific Pines, 3/1 Aspect Place

**SUPERB RARE DUPLEX WITH HUGE BACK YARD!  
ROOM TO ADD POOL AND PARK A CARAVAN OR  
BOAT! NO BODY CORP! PRIVATE LOCATION AND  
PRISTINE PRESENTATION!**

This duplex is a very rare property with enormous potential to add a swimming pool and gazebo, and still have room to park a caravan or boat in the huge back yard.

The home is one of 3 duplexes nestled in a very private and quiet location in Pacific pines. But is still close to the local schools, child minding centers, sports ovals, public transport and the local shops. Plus the M1 motorway and the Helensvale Westfield shopping center, train and light rail stations are all within a few minute's drive away.

This superb homes features include.

3 extra large light and airy bedrooms, all with built in wardrobes and ceiling fans. One of

3 2 2

### For Sale

Offers Over \$800,000

### View

[ljhooker.com.au/35DYGMK](http://ljhooker.com.au/35DYGMK)

### Contact

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# LJ Hooker

**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.

**LJ Hooker Pacific Pines | Helensvale**  
**(07) 5573 2099**

the guest/children's bedrooms has direct access to the spacious upstairs main bathroom. The master bedroom has a walk in wardrobe and a lovely private ensuite bathroom. Plus it is also air-conditioned.

There are 2 separate living areas. Downstairs is the living and dining rooms, and upstairs there is a separate family/tv room. The downstairs living areas are also air conditioned.

The well planned modern gally style kitchen has ample bench and storage space, a large pantry and fridge opening. There is a ceramic cook top, a range hood and oven, plus a dishwasher is also included.

Downstairs there is also a powder room and a separate laundry.

The double garage has a auto door and easy internal access.

The home comes with a gas hot water system and a 5,000 litre rain water tank plumbed to the house to save on your water bills.

This superb home has just had brand new carpet laid throughout the bedrooms and the upstairs living area and is in pristine condition. It is quiet possibly the best duplex to come onto the market in the last few years, and therefore a fantastic opportunity for buyers looking for a home in this price range.

The home was built in 2011.

For interested investors the property would currently rent for \$780 to \$800 per week.

There are no body corporate fees, the only fees are the cost of one third of the building insurance for the 3 duplexes which is \$1,309.06 each duplex.

The sellers are keen to achieve a quick sale and have priced the property to meet the current market conditions.

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# More About this Property

Property ID	35DYGMK
Property Type	DuplexSemi-detached
Land Area	160 m2
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Built-in-Robes Fully Fenced Remote Garage Water Tank

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### 3/1 ASPECT PLACE, PACIFIC PINES

3 2 2

Internal: 163m<sup>2</sup> | External: 4m<sup>2</sup> | Total: 167m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

