



## Pacific Pines, 12 Flint Court

Stunningly Renovated —Turn Key - Breathtaking Views of Surfers Paradise

UNDER OFFER




Welcome to your dream home! Just move in. This beautifully renovated four-bedroom gem is a perfect blend of luxury, comfort, and style, offering an elegant turnkey home or an investment property. Positioned high in a prime location in popular Pacific Pines, to capture sweeping views of Surfers Paradise. This home provides a tranquil retreat with plenty of space to enjoy and entertain.

Please see the attached professional photos and floor plan, and full view 360 home walkthrough video.

No expense spared with the renovations, the owner has thoughtfully added touches of class to the home with high-end finishes, ensuring every detail is taken care of with stunning porcelain tiles throughout the living and kitchen areas and new carpet throughout

# 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.

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**For Sale**  
Buyers Above \$985,000

**View**  
[ljhooker.com.au/35G6GMK](http://ljhooker.com.au/35G6GMK)

**Contact**  
**Paul Ellem**  
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**Lina Onorato**  
0417 488 764  
linaonorato@ljhteam.com.au

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

the bedrooms.

The expansive Open-plan kitchen overlooks the family, dining, lounge, and alfresco areas. The kitchen has stunning stone benchtops, 900mm glass cooktop and stainless-steel oven, dishwasher and slow-closing drawers for added luxury. Enjoy a generous family room, perfect for gatherings, alongside a lounge and dining, that seamlessly connects to both the inviting generous back alfresco and a perfect front deck for the morning breakfast or ideal for outdoor entertaining, twilight drinks with Surfers Paradise night lights.

Immaculately manicured easy-care gardens with lots of beautiful plants giving you a private oasis. A double garage providing both internal and external access, and an additional parking space adjacent to the garage ensuring extra parking for the car, boat or trailer. The master bedroom and main living area equipped with air conditioning units, allowing you to create a comfortable all seasons relaxing home

## FEATURES

Stunning Porcelain tiles throughout and new carpet.

4 Bedrooms with Built in robes, Grand master with ensuite.

2 separate large living areas: Family, Lounge & Dining

Luxury Modern open plan kitchen with 900ml Stainless Steel oven, dishwasher, 900ml Glass cooktop, stone benchtops, slow closing drawers

Living seamlessly integrates the Lounge, family, dining to both alfresco areas, great for BBQ or drinks with friends and family.

Air conditioning in main living area and master bedroom

Double garage with internal access and plenty of room at the side of the garage for extra parking.

Fully fenced yard with beautifully landscaped gardens.

New modern ceiling fans throughout the home.

Security screens, new downlights and switches throughout the home.

1.5kw Solar System with 8 panels, garden shed

3 way hot water system combined with electric, solar and gas.

Sound investment return with estimated rental approx. \$920 to \$950 per week.

LJ Hooker can assist with professional property management.

Recent council Land rates of \$1,060 for 6 months and water rates \$470 for 3 months.

Land size 708m<sup>2</sup> Home plan 245 sm Home Built in 1999

Close to Coles, Pacific Pines Shopping Centre, G-Link & Rail station, Westfield shopping centre, M1 Highway, Griffith University, the Gold Coast hospital & Southport CBD, and local schools.

A short drive to the Beach, Broadwater, Surfers Paradise, Wet & Wild, Movie World, Dreamworld and other Gold Coast attractions.

Do not miss out on the opportunity for a remarkable home. Experience the joy of elevated living, magnificent views, and modern comforts.

See you at the open homes or call Paul Ellem or Lina Onorato.

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## More About this Property

<b>Property ID</b>	35G6GMK
<b>Property Type</b>	House
<b>House Size</b>	245 m2
<b>Land Area</b>	708 m2
<b>Including</b>	Air Conditioning Deck Outdoor Entertaining Solar Panels Solar Hot Water

**Paul Ellem 0417 488 277**

Sales Specialist | paulellem@ljhteam.com.au

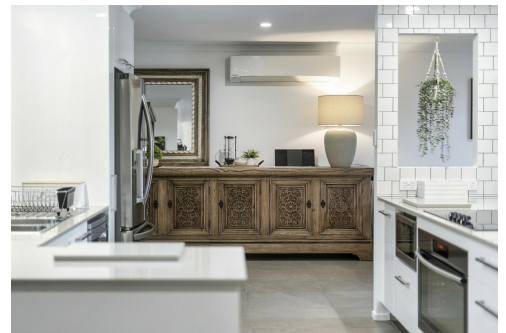
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**12 FLINT COURT, PACIFIC PINES**

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Internal: 162m<sup>2</sup> | External: 83m<sup>2</sup> | Total: 245m<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.

