

## Pacific Pines, 12 Rise Circuit

THIS PROPERTY IS A FANTASTIC OPPORTUNITY FOR FIRST HOME BUYERS OR INVESTORS!!



This free standing 4 bedroom home is simply a wonderful opportunity for first home buyers or investors looking to buy a home in this price range. Located in a complex with a mix of stand alone houses, duplexes, and townhouses.

It is sited on a 325 square meter block that backs onto a nature reserve, so therefore no neighbors behind the property.

The complex is centrally located within in the much sought after suburb of Pacific Pines, therefore making it just an easy short walk from your front door to the local amenities such as schools, parks, public transport, etc. Plus the local shops, food outlets, tavern, and medical centers are just a 2 minutes drive away.

There is quick and easy access to the M1 Motorway, and the Helensvale Westfield shopping center, train and light rail stations are also all just a 5 minutes away.

The homes features include.

4  2  2 

### For Sale

Offer Over \$770,000

### View

[ljhooker.com.au/35B9GMK](http://ljhooker.com.au/35B9GMK)

### 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**



- \* 4 good size bedrooms, 3 with built in wardrobes. The large master bedroom has a very spacious walk in wardrobe and its own excellent ensuite bathroom, plus it is air conditioned. The 3 upstairs bedrooms have their own spacious main bathroom.
- \* A good size open plan combined lounge and dining room, which is also airconditioned for year round comfort.
- \*A large separate laundry.
- \* A very well laid out and spacious kitchen, that has ample bench and storage space, a good size pantry, and a breakfast bar. Also included is a gas cook top, oven, range hood and a dishwasher.
- \*The living area opens out onto a covered outdoor entertaining area that over looks the low maintenance back yard and the nature reserve.

The home has a gas hot water system and a 5,00 litre rain water tank with pump that provides water to the laundry and the 3 toilets.

The property currently has a lease in place until the 25th January 2025, with the tenant currently paying \$730 per week.

The Current rental appraisal is \$790 to \$810 per week.

The Current Body Corporate fees are \$39.74 per week and the Building and Contents insurance is \$41.45 per week, which is a total of \$81.19 per week..

This property which was built in 2012 is in excellent condition and perfect for the new owners to move into or to rent out.

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

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## More About this Property

<b>Property ID</b>	35B9GMK
<b>Property Type</b>	House
<b>Land Area</b>	325 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Water Tank

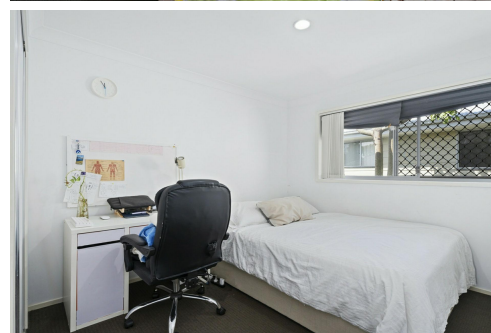
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12 RISE CIRCUIT, PACIFIC PINES

 4  2  2

Internal: 144m<sup>2</sup> | External: 12m<sup>2</sup> | Total: 156m<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.

