



17 Carmarthen Circuit, Pacific Pines

THIS PROPERTY MUST BE SOLD!!

This beautifully presented family home is located in a quiet, leafy street directly opposite a large dog-friendly park. Families will appreciate the convenience of the local primary school just a short walk away, with a bus stop across the park and Coles supermarket only a two-minute drive from home.

Commuting is easy with quick access to the M1 Motorway. Helensvale's shopping centre, train station and G:link light rail are all within five minutes, providing convenient connections across the Gold Coast to Burleigh Heads. Brisbane CBD is approximately 45 minutes away, Coolangatta Airport around 25 minutes, and many of the Gold Coast's world-famous theme parks are close by.

Features you'll love:

- ? Four generous bedrooms, all with built-in wardrobes and ceiling fans.
- ? Spacious master suite featuring a walk-in wardrobe and private ensuite.
- ? Three separate living areas, including a formal lounge, dining area adjoining the kitchen and a bright family room opening onto the covered outdoor entertaining area.

4 2 2

FOR SALE

OFFERS OVER \$1,099,999

VIEW

Sun 13th Sep @ 11:00AM - 11:30AM

AGENTS

John Reason
0411 355 810
jreason@ljhteam.com.au

AGENCY

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

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.



- ? Private backyard with plenty of space for children and pets, plus room to add a swimming pool (subject to approvals).
- ? Large split-system air conditioning servicing the main living areas and kitchen for year-round comfort.
- ? Well appointed kitchen with ample bench space and storage, ceramic cooktop, oven, rangehood, dishwasher and a long breakfast bar.
- ? Freshly painted throughout, including the interior, exterior brickwork and eaves, allowing you to move straight in and enjoy.
- ? Electric hot water system and a garden shed for additional storage.
- ? Built in 2005 on a north-facing 540m² block.

For investors, the property is expected to achieve a rental return of approximately \$950—\$1,000 per week (buyers should make their own enquiries).

The home is vacant and ready for immediate possession, offering flexibility to suit your preferred settlement timeframe.

The owners are committed to achieving a sale and invite all genuine offers. This is an outstanding opportunity to secure a spacious, move-in-ready family home in a highly sought after Pacific Pines location.

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MORE DETAILS

Property ID	3667GMK
Property Type	House
Land Area	540 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

John Reason 0411 355 810

Sales Person | Licensed Real Estate Agent | jreason@ljhteam.com.au

LJ Hooker Pacific Pines | Helensvale (07) 5573 2099

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17 CARMARTHEN CIRCUIT, PACIFIC PINES

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Internal: 182m² | External: 23m² | Total: 205m²

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.

