



Pacific Pines, 4 Atoll Court

SO PRIVATE AND SERENE!! SITED ON A HUGE 1240 SQ METRE BLOCK WITH POTENTIAL TO ADD A GRANNY FLAT AND SHED!!

Nestled in a quiet leafy cul du sac and backing on to a nature reserve with walking trails to scenic views at the top of the estate.

Plus its just a few minutes away to the M1 Motorway, and Helensvale Westfield Shopping Center, Train and Light Rail Stations.

Enabling easy access to all the Beaches, Shopping Plazas, and Events available on the Gold Coast as far as Broadbeach, and soon to be connected Burleigh Heads.

Or the train to Brisbane for entertainment, work, or on to the Brisbane Airport. The Coolangatta International Airport is also just a 25 minutes drive away.



For Sale
OFFERS OVER \$995,000

View
ljhooker.com.au/35GJGMK

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.

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(07) 5573 2099

The homes Features include.

*4 large bright and airy bedrooms, all with built in wardrobes and ceiling fans. The spacious master bedroom has a large walk in wardrobe and is connected to a very spacious two way bathroom, which has been recently upgraded with new shower screens, shower and tap ware. it is also air conditioned.

* The Living areas include spacious separate lounge and dining rooms, they are air conditioned for your year round comfort

* The Chefs Dream Kitchen comes with plenty of stone bench tops, and storage space, plus a fabulous center island work bench with extra storage, There is a large gas cook top, range hood, oven and dishwasher.

*The living areas open out onto a full length under roof verandah down one side and a lovely outdoors gazebo perfect for entertaining family and friends or just simply to come home and relax in after a days work.

* A heated outdoor Spa is next to the gazebo, so you can just hop into to it to chill out, and relax away the days stresses and aches.

* The home is surrounded by lush green gardens and trees that ensure a very private leafy green aspect from the street. And as it is sited on a very large 1240 square metre block, with a very wide frontage, that allows easy access to it. This opens up plenty of scope to add both a granny flat up the back yard, and a shed at the front, or even a pool.

The home comes with a Solar Hot water system and gas cooking so save on your energy bills.

For interested investors the property would currently rent for between \$850 to \$900 per week.

This property is simply a fantastic opportunity for a buyer that is seeking a property to live in and enjoy a great life style, or rent out. But also have the ability to greatly add value to it due to its unusual land size, and easy access to add many options to it.

The owner is keen to move on to with their future plans interstate, and is keen to affect a quick sale, and has therefore priced the property to meet the current market conditions

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More About this Property

Property ID	35GJGMK
Property Type	House
Land Area	1240 m2
Including	Air Conditioning Toilets (2) Spa Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Water Tank Solar Hot Water

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

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4 ATOLL COURT, PACIFIC PINES

 4  1  2

Internal: 166m² | External: 56m² | Total: 222m²

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.

