

## Pacific Pines, 7 Irvine Street

Exceptional Value in Pacific Pines, 4 Beds, Pool, Double Garage, Immaculate!

Don't miss your chance to secure this exceptional family home, designed for both comfort and privacy. Offering the perfect balance of open-plan living and private retreats, this home caters to families of all sizes. Inside, you'll find 4 spacious bedrooms, expansive living areas, and seamless access to the beautifully landscaped gardens and pool. The kitchen is modern, sleek, and equipped with high-quality stainless steel appliances-perfect for those who love to cook and entertain.

Step outside and enjoy the inground pool, a stunning addition that provides the ideal setting for outdoor relaxation and entertainment.

### Key Features:

- Master Suite: Air conditioning, ensuite, walk-in robe
- 3 additional bedrooms: Built-in robes, ceiling fans



**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.



4	2	2	1
---	---	---	---

**For Sale**  
Offers Over \$1,095,000

**View**  
[ljhooker.com.au/5GM9F41](http://ljhooker.com.au/5GM9F41)

**Contact**  
**Tim Wolff**  
0419 620 470  
twolff@ljhgc.com.au  
**Tracey Fisher**  
0401 882 881  
tfisher@ljhgc.com.au

**LJ Hooker Nerang**  
**(07) 5581 4422**

Air conditioners ceiling fans throughout  
 Family bathroom with bath, shower, and WC  
 Two living/dining areas with pool views  
 Gourmet kitchen with stainless steel appliances, gas cooktop and ample storage  
 Covered outdoor entertaining area  
 Modern, low-maintenance gardens front and back  
 Double garage with internal access  
 Tiled throughout  
 Stainless steel security screens on all windows and doors  
 Fully fenced, low-maintenance yard  
 Solar PV system  
 Built in 2004 on a 565m2 block

This home's location is unbeatable just 3-5 minutes from the M1, with local schools, shops, and retail hubs like Coles, Woolworths, and Helensvale Westfield only minutes away. The Helensvale train station is nearby, making commuting to Brisbane a breeze, while the light rail offers quick access to the northern Gold Coast, Southport, Surfers Paradise, and Broadbeach.

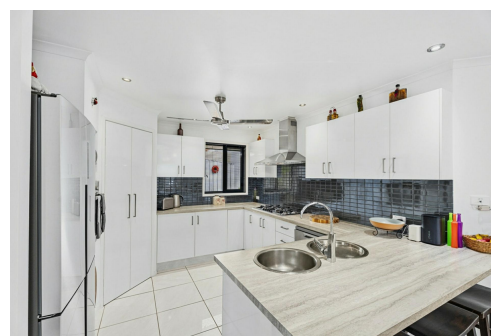
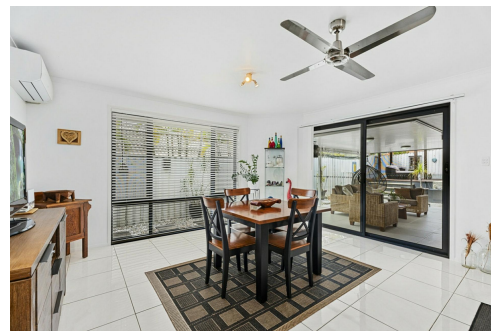
This opportunity won't last! Call Tim Wolff or Tracey Fisher now before it's gone!

## More About this Property

<b>Property ID</b>	5GM9F41
<b>Property Type</b>	House
<b>Land Area</b>	565 m2
<b>Including</b>	Ensuite Air Conditioning Pool Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Solar Pool Two Living Areas DLUG Air Conditioning Pergola Fans

**Tim Wolff 0419 620 470**  
 Sales Specialist | twolff@ljhgc.com.au  
**Tracey Fisher 0401 882 881**  
 Sales Specialist | tfisher@ljhgc.com.au

**LJ Hooker Nerang (07) 5581 4422**  
 2-4 New Street, NERANG QLD 4211  
 nerang.ljhooker.com.au | nerang@ljhgc.com.au



**LJ Hooker Nerang**  
**(07) 5581 4422**

**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.



7 IRVINE STREET, PACIFIC PINES

 4  2  2

Internal: 189m<sup>2</sup> | External: 25m<sup>2</sup> | Total: 214m<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.

