







Pacific Pines, 9 Angourie Crescent

FABULOUS FAMILY HOME IN QUIET ELEVATED LOCATION!! 800 SQ METER BLOCK WITH ROOM FOR POOL!!

4 2 2

For Sale
Offers Over $1,000,000

View
ljhooker.com.au/359UGMK

Contact
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This fabulous family home is sited on a quiet elevated 800 square meter block, with lovely views to the hinterland. The home comes with a huge back yard, with easy access through the garage rear roller door, to add a swimming pool if it was the new owners desire. The home is also located close to the local parks, sports ovals, schools, bus stop, and the Pacific Pines Coles supermarket. The M1 Motorway plus the Helensvale Westfield shopping center, Train and Light Rail Stations are all also a mere few minutes drive away. Its a 50 minutes drive to the Brisbane CBD and 30 minutes to the Coolangatta International Air Port.

The homes features include
*4 spacious light and airy bedrooms. all with built in wardrobes, and all with newly installed ceiling fans and LED down lights. The extra large master bedroom has a very spacious

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walk in wardrobe and a good size ensuite bathroom, it is also air conditioned, All the bedrooms have had new flooring laid recently.
* There are 3 separate indoor living areas, which include a private lounge or possible media room, which is air conditioned. A combined family/dining room, and a separate activity/rumpus room off the 3 rear bedrooms, perfect for your children's use for study and play. This is also air conditioned, and all have had new ceiling fans and LED down lights fitted recently.
* The well appointed kitchen has a huge walk in pantry, breakfast bar, ceramic cook top, range hood and oven, There is also plenty of bench and storage space.
* The family room open out onto a very spacious under roof outdoor entertaining area, perfect to family BBQs, or for entertaining family and friends. This looks out over the huge beck yard, which has lots of room for the children and family pets to run and play. Or to add a swimming pool.

The home was fully painted internally in 2023, and has had a brand new hot water system, crim safe window security, and a termite barrier system, also all installed in 2023.
The double garage has a auto door, and a roller door at the rear to allow access to the back yard.
The home was built in 2007.

For interested investors the property would currently rent for $890 to $910 per week.

The sellers of this fabulous home are keen to effect a quick sale, and have priced the property to meet the current market conditions. See the web site for the upcoming open home dates and times.

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More About this Property

Property ID	359UGMK
Property Type	House
Land Area	800 m²
Including	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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9 ANGOURIE CRESCENT, PACIFIC PINES

4 2 2

Internal: 208m² I External: 39m² I Total: 247m²

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.

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