






15/31 Archipelago Street, Pacific Pines

3  2  2 

## Renovated | Energy Efficient | Prime School & Shopping Location

**FOR SALE**  
Offers Over \$799,000

**AGENTS**  
Debbie Taylor  
0400 086 228  
dtaylor@ljhg.com.au

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

Ideal for Investors or Owner-Occupiers —Empty - Move-in Ready!

This freshly renovated home offers an excellent opportunity for Queensland buyers seeking value, location and low ongoing costs. This ideal end duplex is positioned directly beside primary and high schools and within easy reach of major shopping precincts. This property delivers strong lifestyle appeal and reliable investment fundamentals. Location & Convenience.

Main Features Include:

- 3 Bedrooms - Master Bedroom with Balcony overlooking the garden, an ensuite & walk-in robe.
- 2.5 Bathrooms - Includes the Ensuite, Family Bathroom PLUS downstairs Powder Room
- Modern Kitchen - Open plan kitchen/living/family area
- Separate Laundry
- Family Garden with entertaining area plus private front patio area
- Garage - freshly painted/floor with driveway space for another car. New remote door

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**

### Renovated to Modern Standards

- Whole home renovated to contemporary standards
- Entire house freshly painted inside and out
- Fresh, modern presentation throughout
- Neutral finishes suitable for owner-occupiers or tenants
- No immediate capital works required
- Bodycorp has recently completed full external update/paintworks to all units/complex, re-pointed/painted roof

### Outdoor Living —Family & Pet Friendly

- Well-designed garden layout
- Secure, usable outdoor space suitable for children and pets
- Low-maintenance design appealing to both families and tenants
- Functional outdoor area supporting relaxed Queensland living

### Energy Efficiency & Practical Savings

- 6.6kW Sungrow Solar System
- 19.2kWh Sungrow Battery System
- Professionally installed and calibrated
- Electricity costs can range from \$0—\$100 per month (usage dependent)
- Fast internet availability supporting modern household and work-from-home needs

### Gated Estate Amenities Include

- Large Pool
- BBQ Area
- Tennis Court
- Onsite Management

### Associated Costs

- Council rates approx. \$1,098 bi-annually
- Water rates approx. \$28 per quarter
- Bodycorp approx. \$115pw
- Rental Appraisal Approx. \$780 - \$800pw

- Adjacent to primary and secondary schools
- Close to major shopping centres, public transport, and services
- High-demand area popular with families and long-term tenants
- Practical location supporting strong rental enquiry and resale appeal

### Why This Property Represents Value

- Attractive to investors due to location, presentation, and reduced running costs
- Strong owner-occupier appeal with schools and shops close by
- Energy efficiency enhances tenant demand and affordability
- Straightforward, low-maintenance asset in a proven location

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 5HP6F41  |
| Property Type | Townhouse  |
| Including     | Air Conditioning<br>Outdoor Entertaining<br>Built-in-Robes |

**Debbie Taylor 0400 086 228**

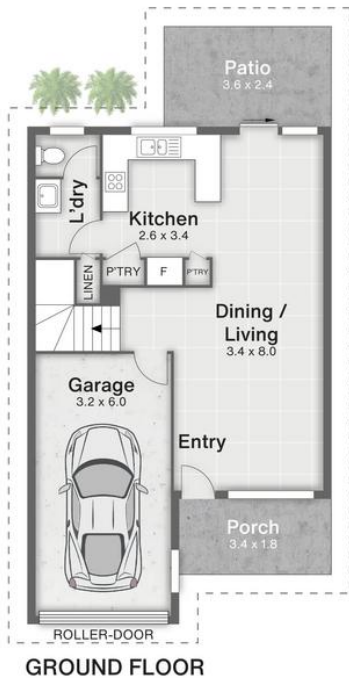
Sales Specialist | dtaylor@ljhg.com.au

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

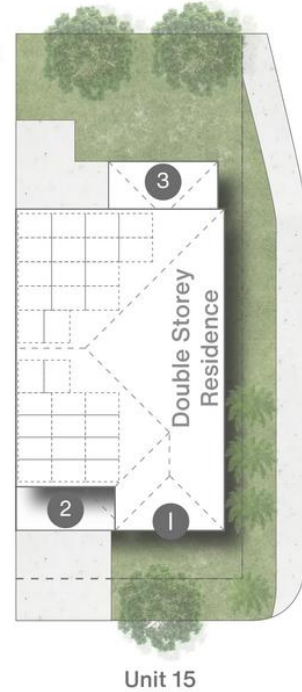
2-4 New Street, NERANG QLD 4211

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- 1 Porch
- 2 Garage
- 3 Patio



**Unit 15/31 Archipelago Street PACIFIC PINES**

3 | 2 | 1 | 140m<sup>2</sup> | 143m<sup>2</sup>

→  
NORTH

**DISCLAIMER**  
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.