



## Pacific Pines, 25/2 Studio Drive

**SUPERB AND RARE 3 BEDROOM TOWNHOUSE!!  
WITHIN A RESORT STYLE GATED COMMUNITY IN  
EXCELLENT LOCATION!!**

If its a fabulous home with nothing to do, except just move in and make it your own relaxing retreat to escape to that you've been looking for, then this is it! Especially with its fantastic big back yard and large outdoor entertaining area which is rare for a property like this.

Its situated in an immaculately maintained resort style complex, which is located close to all the local schools, shops, and the M1 Motorway. Plus the Helensvale Westfield Shopping Centre, train and light rail stations are all within easy walking distance. Its a few minutes away from the Gold Coast Theme Parks. Plus the Coolangatta International Airport is just a 25 minutes drive away, and a 45 minutes commute to the Brisbane CBD.

The homes features include

\* 3 spacious bedrooms all with built in wardrobes and ceiling fans. The Extra large master bedroom comes with a private ensuite bathroom that has been recently upgraded with new



**For Sale**  
Offers Over \$729,000

**View**  
[ljhooker.com.au/35G8GMK](http://ljhooker.com.au/35G8GMK)

**Contact**  
**John Reason**  
0411 355 810  
[jreason@ljhteam.com.au](mailto:jreason@ljhteam.com.au)

# 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.

**LJ Hooker Pacific Pines | Helensvale  
(07) 5573 2099**

shower screen, showerhead and tap ware. There is also a private balcony with lovely views. Plus it is air conditioned.

\*The separate downstairs living areas, include a private formal lounge room and a spacious dining/family room adjacent to the kitchen which also opens out to the outdoor living area and back yard. The down stairs living areas have ceiling fans and are also air-conditioned for your year round comfort.

\* The superbly laid out kitchen comes with lots of storage and bench space, a good size pantry, ceramic cook top, stainless steel oven, rangehood , and a dishwasher.

\*There is also a down stairs powder room, and a separate laundry, plus internal entry from the garage.

\* Opening out through the sliding door off the down stairs living areas, you enter an extremely large and cool outdoor entertaining area which is fully tiled and under cover for you to enjoy, either with your family and friends, or to have a party.

\* There is side access to the very large back yard that has plenty of space for your children and pets to roam and enjoy.

\* The home comes with its own private extra parking bay for guests, next to the units driveway, plus room to park another car on the driveway.

This fabulous property is in pristine condition and is perfect for its new owners to just move into and enjoy.

The complex provides 24 hour gated security and comes with a shared inground swimming pool, and BBQ area.

For interested investors the property would currently rent for Between \$730 to \$750 per week.

The seller are keen to achieve a quick sale and has priced the property to meet the current market conditions.

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## More About this Property

<b>Property ID</b>	35G8GMK
<b>Property Type</b>	Townhouse
<b>Land Area</b>	133 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**John Reason 0411 355 810**

Sales Person | Licensed Real Estate Agent | [jreason@ljhteam.com.au](mailto:jreason@ljhteam.com.au)

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8 Discovery Drive, HELENSVALE QLD 4212

[pacificpines-helensvale.ljhooker.com.au](http://pacificpines-helensvale.ljhooker.com.au) | [admin@ljhteam.com.au](mailto:admin@ljhteam.com.au)



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25/2 STUDIO DRIVE, PACIFIC PINES

3 2 1

Internal: 125m<sup>2</sup> | External: 36m<sup>2</sup> | Total: 161m<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.

