

Pacific Pines, 30/2 Studio Drive

Another one Sold by Team Wolff LJ Hooker

3 2 1

For Sale

Sold By Team Wolff

View

ljhooker.com.au/353QGMK

Contact

Tim Wolff

0419 620 470

twolff@ljhteam.com.au

Tracey Fisher

0401 882 881

30/2 Studio Drive is a lovely double-storey townhouse within the Villa Corfu Complex in Pacific Pines. This 3-bedroom home offers a master bedroom, ensuite and private balcony. 2 separate living areas, a front living area that leads through to the another open plan living/dining kitchen area, overlooking the rear garden with an undercover area to entertainment. Currently tenanted, this property is a great investment and should seen this week. Invest with confidence as this townhouse offering immediate rental returns for savvy investors seeking a promising opportunity.

Master bedroom with BIR, ensuite, private balcony

2 further bedrooms with robes and fans

Open plan living, dining, kitchen with aircon views to garden

Separate living room to the front of the home

Kitchen, with stainless steel appliances, ample storage and bench space

Undercover area from the dining area

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

Family bathroom with shower, bath, and vanity, separate WC
 Single garage with internal access
 Fully fenced and private
 Separate Laundry, and an additional toilet downstairs toilet
 Air-conditioning unit to living/dining
 Ceiling fans throughout, neutral décor
 Carpets to bedrooms and tiles to living areas
 Complex has an in-ground pool, and BBQ area
 Pet friendly on approval
 Built 2000
 Rental income \$620.00 pw
 Tenanted until 05/02/2025

Body Corp Fees Approx \$100.00 pw

Administrative Fund: \$5,292.45 GROSS each year by instalments in advance on the FIRST day of each QUARTER Discount: 20%

Sinking Fund: \$1,349.06 GROSS each year by instalments in advance on the FIRST day of each QUARTER Discount: 20%

This home is only a short 3 to 5 minute drive to the M1. Walking distance to the local schools and shops. Coles, Woolworths and Helensvale Westfield for retail shopping are only minutes away. In Helensvale you will also find the train station, making commuting to Brisbane an absolute breeze and the light rail, connecting the northern end of the Gold Coast to Southport, Surfers Paradise and Broadbeach via quick and easy public transport. This quality home will not last long so call Tim Wolff or Tracey Fisher your local Pacific Pines real estate agent.

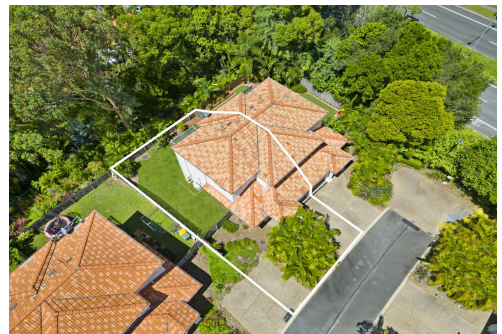
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More About this Property

Property ID	353QGMK
Property Type	Townhouse
Land Area	133 m²

Tim Wolff 0419 620 470
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Tracey Fisher 0401 882 881
 Sales Specialist

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30/2 STUDIO DRIVE, PACIFIC PINES

3 2 1

Internal: 124m² | External: 19m² | Total: 143m²

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.

