

44/30 Carmarthen Circuit, Pacific Pines

Change of Circumstances Forces Sale

Welcome to Parkside, 30 Carmarthen Circuit, Pacific Pines. A beautifully maintained complex offering an ideal investment opportunity. This well-positioned townhouse is perfect for those looking in this price range, featuring a prime location close to local schools, shops, and bus stops. Friendly onsite managers ensure the property is well taken care of. With its clean lines and intelligent design, this townhouse is sure to impress and is truly one you won't want to miss!

Master bedroom with private balcony, walk-through robe, and en-suite.

Second and third bedrooms with ceiling fans and built-in robes (BIR). Two separate living areas, including a kitchen/living area and a separate lounge room.

Main family bathroom with single vanity, shower over the bath, and toilet.

Powder room with a third toilet downstairs.

Open-plan living area with sliding doors leading to the courtyard.

Kitchen with stainless steel appliances, ample bench space, and plenty of storage.

Laundry located downstairs with additional under-stair storage.

3 2 1

FOR SALE
EXPRESSIONS OF INTEREST

VIEW

Sat 25th Jul @ 10:30AM - 11:00AM

AGENTS

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twolff@ljhg.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

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

Tiled open plan living/kitchen, and lounge areas.
Bedrooms are carpeted in neutral tones.
Security screens on windows on the lower floors and upper balcony doors.
Remote single lock-up garage with internal access.
Gas hot water system.
Visitor parking available within the complex.
Well-maintained common area featuring a pool, BBQ facilities, and a gym.
Built in 2011
Body Corp \$85.00 per week approx
Tenanted until Nov 2026
Rental income \$730 per week

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer:

Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

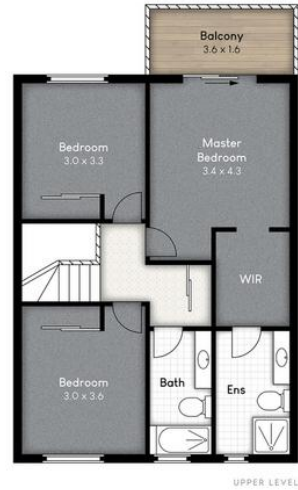
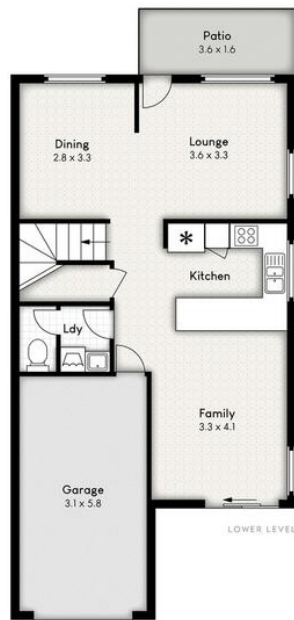
MORE DETAILS

Property ID 5J67F41
Property Type Townhouse

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44/30 CARMARTHEN CIRCUIT, PACIFIC PINES

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Internal: 133m² | External: 12m² | Total: 145m²

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.

