

112/31 Archipelago Street, Pacific Pines

Prime Location for Schools, Shopping & Dining!

Ideal for Investors or Owner-Occupiers

Here is an excellent opportunity for buyers seeking value AND location.

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 Additional Bedrooms with built in robes, one with its own Balcony
- 2.5 Bathrooms
Includes the Ensuite, the Family Bathroom PLUS a downstairs Powder Room
- Modern Kitchen

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.

3 2 1

FOR SALE

Offers Over \$819,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Nerang
(07) 5581 4422

LJ Hooker

Open plan kitchen/living/family area

- Separate Laundry
 - Family Garden with entertaining area
 - Single Garage with driveway space for another car
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- Bodycorp has recently completed full external update/paintworks to all units/complex.

Outdoor Living —Family & Pet Friendly

- Well-designed garden/patio layout
 - Secure, usable outdoor space suitable for children and pets
 - Low-maintenance design appealing to both families and tenants
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- Please note: We have used virtual furniture in this AD to protect the tenants privacy.

- Currently leased until September with tenants currently paying \$700pw
- NEW RENTAL APPRAISAL: \$750 - \$780pw

Gated Estate Amenities Include

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

Associated Costs

- Council rates approx. \$ 1395 bi-annually
- Water rates approx. \$ 271 per quarter
- Bodycorp approx. \$ 148 pw

- 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
- Strong appeal with schools and shops close by
- High tenant demand and affordability for owner occupiers also
- Straightforward, low-maintenance asset in a proven location

- Onsite management maintaining the grounds.

MORE DETAILS

Property ID	5J1RF41
Property Type	Unit
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

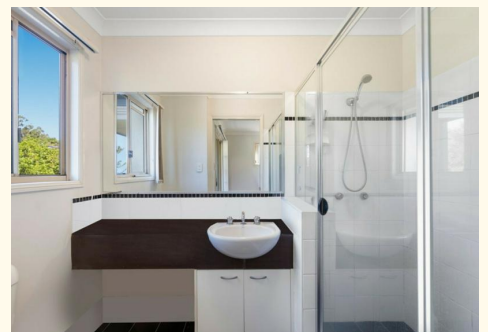
Debbie Taylor 0400 086 228

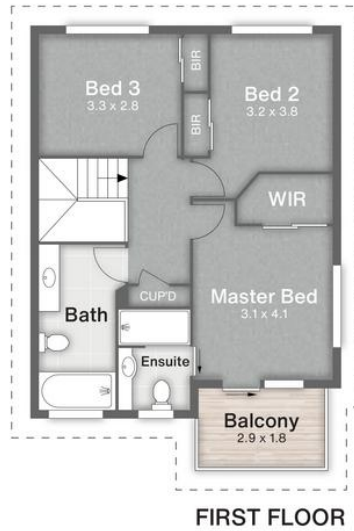
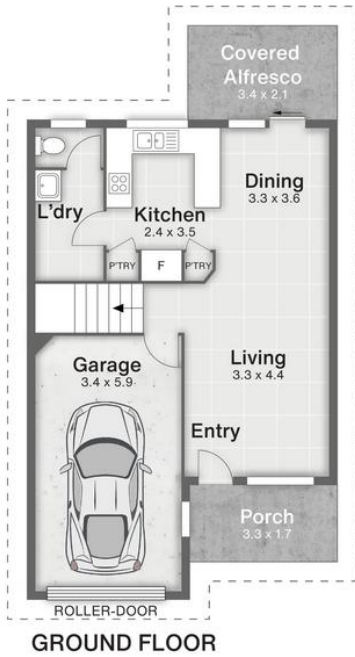
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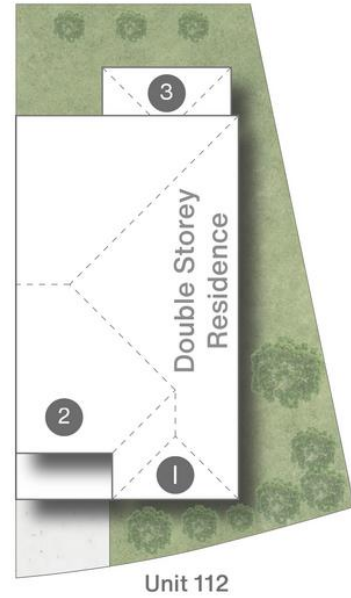
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- 1 Porch
- 2 Garage
- 3 Alfresco



112/31 Archipelago Street **PACIFIC PINES**

3 | 2 | 1 | 135m² | 142m²



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.