



22 Looby Crescent, Pimpama

## OPPORTUNITY KNOCKS! INVEST OR MOVE IN!!!

Positioned in a quiet, family-friendly street, 22 Looby Crescent presents an outstanding opportunity for both owner-occupiers and investors.

With the current tenants vacating in just two months, you have the flexibility to secure the home now or move in after the tenants vacate - You can refresh and add value, or re-lease and capitalise on the area's strong rental demand.

Designed for comfortable family living, the home features four generous bedrooms, including a spacious master suite complete with walk-in robe and private ensuite. Multiple living zones provide flexibility for growing families.

Features You'll Love:

- 4 spacious bedrooms
- Master bedroom with walk-in robe & ensuite
- 2 separate living areas
- Air conditioning
- Ceiling fans
- Functional family-friendly floorplan

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.

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Oxenford  
(07) 5632 8428

- Tenants vacating in 2 months

Location Highlights:

- Directly across the road from St Joseph's College (Prep—Year 12)
- Approximately 2km to Pimpama State School
- Around 5km to Westfield Coomera
- Easy access to the M1 for Brisbane & Gold Coast commuting

Whether you're a family wanting a premium schooling location or an investor seeking flexibility and future growth, this is an opportunity that ticks all the boxes.

Properties offering upcoming vacant possession in such a convenient location are highly sought after in today's market.

Contact David Brown today to arrange your inspection.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

**MORE DETAILS**

Property ID	MZJ0C
Property Type	House
Land Area	419 m2

**David Brown 0432 010 020**

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BED 4 BATH 2.5 CAR 2

Internal: 183 m<sup>2</sup> | External: 19 m<sup>2</sup> | Approx Total: 202 m<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.



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