



## Pimpama, 3 Toonumba Street

Grand Design Property in Prime Location!

Set in a highly sought-after location, this expansive 4-bedroom, 4-bathroom residence offers an unparalleled lifestyle of comfort, convenience, sophistication, and size. Spanning an impressive 368m2 internal, Total site 587m2 this thoughtfully designed home is perfect for families and entertainers alike.

### Property Highlights:

- \* Grand Master Suite - Featuring dual walk-in robes, a private ensuite with a double shower, double basin, large bath, separate toilet with plantation shutters & its own balcony
- \* Spacious Bedrooms - Well-appointed with built-in storage
- \* Premium Kitchen - Equipped with premium appliances:
  - 900mm Technika gas cooktop & electric oven
  - Technika built-in microwave
  - Dishlex dishwasher
  - Caesarstone benchtops

4 4 4 1

**For Sale**  
Expressions of Interest

**View**  
[ljhooker.com.au/5GKAF41](http://ljhooker.com.au/5GKAF41)

**Contact**  
**Maxwell Hooper**  
0401 373 369  
mhooper@ljhgc.com.au



**LJ Hooker Nerang**  
**(07) 5581 4422**

**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.

- \* Three separate living areas including an additional study
- \* Additional downstairs Bathroom /Powder room
- \* Resort-Style Pool
- \* Expansive Lawn & Covered Outdoor Entertaining Area
- \* Dual Lock-Up Garage
- \* High ceilings and ducted air conditioning enhancing space and comfort
- \* Side Access
- \* Fully Fenced Yard
- \* Two Linen Presses

Additional Features:

- \* 7.62kW Solar System
- \* 350L Gas Hot Water System
- \* Ducted Air Conditioning

Rates & Fees:

- \* Water & Sewerage Approximately \$531.00 per Quarter
- \* Rates Approximately \$529.00 Per Quarter
- \* Rental Appraisal Letter on request

Unbeatable Location:

- \* Walking distance to King's Christian College
- \* Adjacent to sports fields & playgrounds
- \* Close to Pimpama City Shopping Centre and a range of local amenities
- \* 5 minutes to Gainsborough Greens Golf Club
- \* Easy access to the M1, offering a direct commute to Brisbane and the Gold Coast

A rare opportunity to secure a home of this caliber in such a prime location. Contact us today to arrange your private inspection.

This property is being sold without a price or by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.



**LJ Hooker Nerang**  
**(07) 5581 4422**

**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.

## More About this Property

<b>Property ID</b>	5GKAF41
<b>Property Type</b>	House
<b>House Size</b>	328 m2
<b>Land Area</b>	587 m2
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

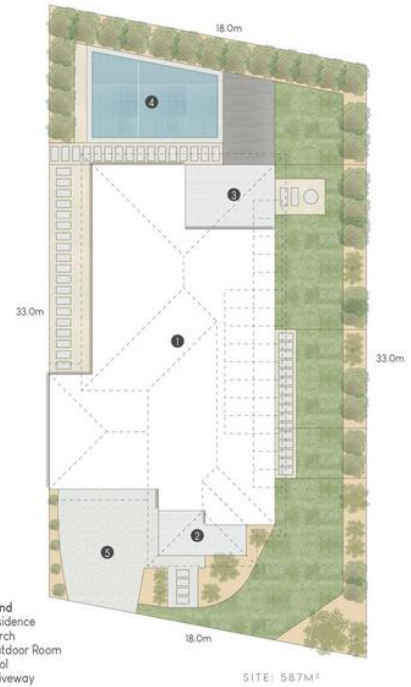
**Maxwell Hooper 0401 373 369**  
Sales Specialist | [mhooper@ljhgc.com.au](mailto:mhooper@ljhgc.com.au)

**LJ Hooker Nerang (07) 5581 4422**  
2-4 New Street, NERANG QLD 4211  
[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)



**LJ Hooker Nerang**  
**(07) 5581 4422**

**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.



- Legend**  
 1. Residence  
 2. Porch  
 3. Outdoor Room  
 4. Pool  
 5. Driveway

3 TOONUMBA STREET, PIMPAMA

4 4 2

Internal: 368m<sup>2</sup> | External: 33m<sup>2</sup> | Total: 401m<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.

