



3/40 Beaumont Drive, Pimpama

## Modern Comfort and Effortless Living

Perfectly positioned on a quiet street and overlooking a tranquil reserve, this immaculate owner occupied townhouse offers a superb opportunity for downsizers, retirees, young families, first home buyers and investors alike.

Set across two spacious levels on 131sqm of land, the home features a light-filled open plan layout with air conditioning in the living area, ideal for keeping comfortable all year round. The contemporary kitchen boasts a gas cooktop, island bench and plenty of storage, seamlessly connecting to the lounge and dining areas. Step out to your private courtyard - the perfect retreat for pets, children and relaxation.

The master suite, located on the ground floor for convenience, features its own air conditioner, luxurious ensuite complete with an extra-large shower. Upstairs, two further bedrooms enjoy leafy outlooks - bedroom two overlooks the courtyard, whilst bedroom three gazes over the serene reserve. A well-appointed family bathroom with shower-over-bath completes the upper level.

Additional highlights include NBN internet connection, gas hot water,

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**FOR SALE**

Price By Negotiation

**VIEW**

Sat 20th Jun @ 11:30AM - 12:00PM

**AGENTS**

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**AGENCY**

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under-stair storage with a separate laundry area, and a secure single lockup garage.

Owner-occupied and meticulously cared for, this property also comes with a building and pest inspection report available for serious buyers. With its low-maintenance lifestyle, proximity to local amenities, and peaceful surroundings, 3/40 Beaumont Drive is the perfect place to call home or a smart addition to your investment portfolio.

- \*Don't miss your chance - inspect today!\*\*

#### Property Features:

- Air-conditioned open-plan, kitchen, living and dining area
- Air-conditioned master bedroom and ensuite on ground level
- Modern kitchen with gas cooktop
- Peaceful outlook over a beautiful reserve
- Outdoor entertaining area perfect for kids and pets
- Fully fenced and landscaped backyard
- Contemporary family bathroom
- Quiet, family-friendly location
- Close to schools, childcare centres, shopping and dining
- Easy access to public transport and the M1

#### Why families love living in Pimpama:

- Pimpama offers convenient location, access to amenities, and family-friendly atmosphere.
- Close to schools, shopping centres, parks, and the M1 motorway, making it easy for families to access essential services and enjoy recreational activities.
- Pimpama is known for its modern homes and well-planned community spaces, creating a comfortable and convenient living environment.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the owner or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## MORE DETAILS

Property ID	43TSGTJ
Property Type	Townhouse
House Size	174 m2
Land Area	131 m2
Including	Ensuite

**Nykisha Brown 0435 990 266**

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