



# FOR SALE

## UNDER CONTRACT

\*\*\*\* VIEWING STRICTLY BY APPOINTMENT WITH THE LISTING AGENT. CALL ANDREW 0488 217 803\*\*\*\*

Willow Vale is a slice of acreage heaven enjoying convenient access to both Brisbane and the Gold Coast as the M1 is just around the corner. A small proportion has just recently been subdivided to create a whisper-quiet community of nearly new housing so close to everything.

As this striking two-story home was finished just 5 years ago the presentation will be superb, after a bond clean and vacant possession (23rd January 2022). There is the possibility of earlier occupation, subject to the agreement of the tenants.

Notable features include:

- \* 4 great sized bedrooms with built-in robes & ceiling fans
- \* 492sqm block size
- \* Master bedroom with walk-in wardrobe and en suite shower room
- \* Open plan living & dining area with air-conditioning
- \* Kitchen with stainless steel appliances
- \* Family bathroom with shower
- \* Security screens throughout
- \* Double Lock up garage with internal access
- \* Private covered outdoor first-floor balcony
- \* Fully fenced
- \* Current rental income \$460 per week. Appraisal next term \$480 per week

Local benefits include:-

- \* Pimpama City Shopping Centre
- \* Pimpama Junction Shopping Centre
- \* New Bunnings & Home Focus Centre
- \* Pimpama Early Learning Centre (as well as other Childcare centres in close proximity)
- \* 3 minutes drive to Woolworths located in Pimpama Junction with cafes, takeaway, vet, hairdresser, dentist, chemist, medical centre, bakery, BWS, etc
- \* Gainsborough Greens Golf Course
- \* Coomera Westfield just down the road with Train Station

4 BED | 2 BATH | 2 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



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