



# FOR SALE

## IMMACULATE DUPLEX SUIT FIRST HOME BUYER OR INVESTOR

This pristine 3 bedroom, 2 bathroom duplex side by side with its match provides a grassy garden with an undercover pergola area great for the family to enjoy.

### KEY FEATURES:

- 3 large bedrooms
- Master with built-in robe and ensuite
- Open plan kitchen/dining and Lounge
- Separate laundry
- Separate toilet
- Undercover Pergola
- Lock up garage with remote
- Good size rear yard

### ADDITIONAL FEATURES:

- Built-in robes in bedrooms
- Split air conditioner x 2
- Skylight in both the kitchen and main bathroom

### DETAILS:

Building Insurance - \$997.55 per year  
Rates - \$893.89 each per half-year

### LOCATION:

It is so close to all amenities - approx. 1km to Pimpama State Primary and High Schools and the Woolworths shopping centre and minutes to the highway for access to the M1. The Westfield Shopping centre is an only 11-minutes drive away. Brisbane airport is only a 45-minute drive and Brisbane city is a 41-minute drive.

AGENT'S COMMENTS: This property will not be on the market long so you will need to be quick

3 BED | 2 BATH | 1 CAR

### PRICE:

SOLD FOR A GREAT PRICE \_ BY SHARON SMYTHE

### OPEN FOR INSPECTION:

N/A



**Sharon Smythe**

**0412195500**

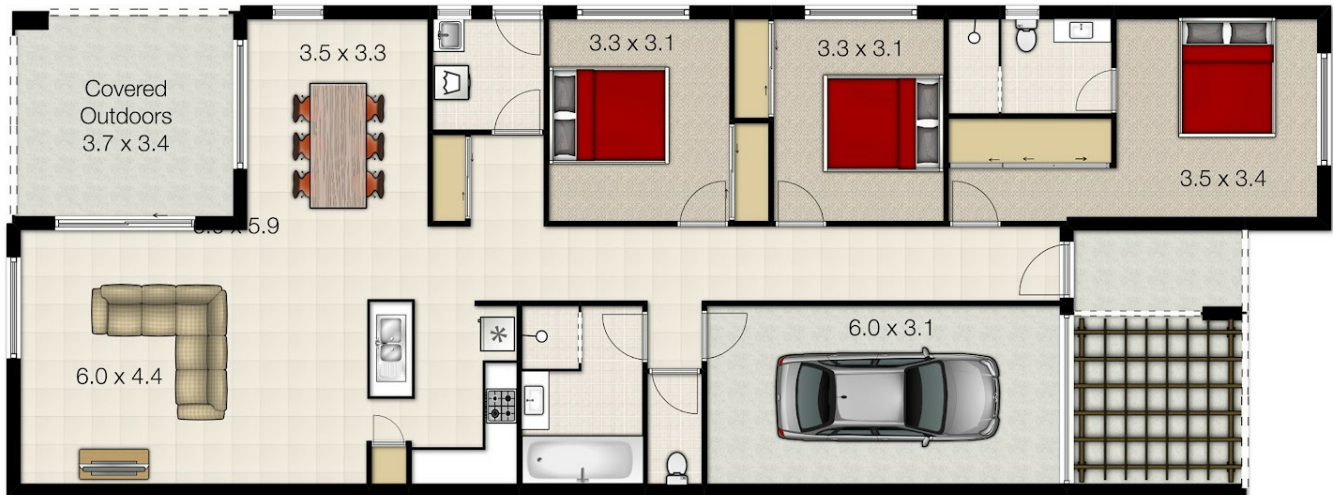
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[smytheproperties.com.au](http://smytheproperties.com.au)

# 46 Collingrove Circuit, Pimpama



Total Approximate Floor Area 169 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.