




**Pimpama, QLD 4209, address available on request**

**\$688,900**

Townhouse 3  2  2 



## Nicely Presented Townhouse In Great Location

Introducing an exceptional property opportunity that is almost impossible to find in today's market, especially at such an affordable price point of under \$700,000.

This is a rare chance that won't come around again due to rising site and construction costs. Don't miss out - there are only 3 units available!

### Key Features:

- \* 3 bedrooms, 2 bathrooms, 1 lock-up garage + 1 additional car space, and an oversized rumpus room upstairs
- \* Enjoy spacious outdoor alfresco and courtyard areas
- \* Priced at an incredible range of \$688,900 - \$690,900
- \* Affordable body corporate fees at \$3,720 per annum
- \* Units ranging from a generous 156sqm to 162sqm in size
- \* A total of 119 townhouses in the complex
- \* Excellent rental potential with a guide of \$600 - \$630 per week
- \* Depreciation guide indicating potential savings of \$13,000 in the first year
- \* Take advantage of the pool and BBQ area within the complex
- \* Conveniently located near childcare facilities and park areas offered by the estate and its surroundings

This property is a remarkable find, offering exceptional value and a range of enticing features. With limited availability, act now to secure your piece of this highly desirable estate.

### Open for Inspection

By Appointment.

### Listed By

Woocheol Kim

Mobile: 0432 118 549

