

1 Minyon Ct, Pacific Pines, QLD 4211

Offers Over \$1,250,000

House 5 2 2



## Exceptional Family Home & High-Performing Investment

TIM WOLFF FROM LJ HOOKER SOLUTIONS is proud to present 1 Minyon Court, Pacific Pines.

Positioned in a quiet cul-de-sac and surrounded by quality homes, this impressive five-bedroom residence delivers space, comfort, and strong investment appeal. With multiple living zones, premium energy efficiency, and excellent tenant returns, this is a standout opportunity in one of Pacific Pines' most sought-after pockets.

Currently tenanted at \$1,200 per week, this property will appeal equally to families seeking space or investors pursuing a high-yield, low-maintenance asset.

### Property Features

- \* 5 generous bedrooms, all with built-in robes and Air-con
- \* 2 well-appointed bathrooms, including master ensuite
- \* Two separate living areas, ideal for family flexibility
- \* Large 10.4kW Solar PV system, significantly reducing energy costs
- \* Side access 1 1/2 perfect for boat, trailer, or additional vehicles
- \* Dedicated shed for storage or workspace
- \* Landscaped, low-maintenance gardens
- \* Functional family kitchen with ample storage
- \* Light-filled interiors and practical floor plan
- \* Set on a level block in a quiet, family-friendly court
- \* Built 2007 Land Size 1,010m<sup>2</sup>

This home's location is unbeatable just 3-5 minutes from the M1, with local schools, shops, and retail hubs like Coles, Woolworths, and Helensvale Westfield only minutes away. The Helensvale train station is nearby, making commuting to Brisbane a breeze, while the light rail offers quick access to the northern Gold Coast, Southport, Surfers Paradise, and Broadbeach.

This opportunity won't last! Call Tim Wolff now before it's gone!

### Listed By

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Open for Inspection

By Appointment.