

1/12 Xenia Street, Pimpama, Qld 4209



Duplex/Semi-detached For Sale

Thursday, 13 June 2024

1/12 Xenia Street, Pimpama, Qld 4209

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Duplex/Semi-detached



Brent Siebritz

0755731077

Register Your Interest Now!

Introducing an Exceptional Dual Living Opportunity at 12 Xenia Street, Pimpama. Lot 1: Step into modern comfort with Lot 1 at 12 Xenia Street. This spacious home spans 141sqm under roof and is perfectly positioned on a south-facing lot, ensuring plenty of natural light throughout the day. The master suite is a true retreat, featuring a private ensuite and a walk-in robe. Two additional bedrooms come equipped with built-in robes, offering ample storage. The open living area, enhanced by an air conditioning unit, flows seamlessly into a large undercover patio, ideal for entertaining or relaxing. Security screens, block-out blinds, and privacy glass in the ensuite provide peace of mind and comfort. With a single lock-up garage and a laundry conveniently located inside, every detail has been considered for easy living. Currently tenanted until May 2025 at \$530.00 per week, this property also promises a steady rental income. Lot 2: Next door, Lot 2 offers a cozy and functional living space, perfect for a small family or as an investment property. This two-bedroom, one-bathroom home is efficiently designed with a focus on low-maintenance living. The living area is equipped with an air conditioning unit, ensuring year-round comfort. The property includes a single lock-up garage and a small undercover patio, providing a private outdoor space. Tenanted until April 2025 at \$470.00 per week, this home represents a sound investment with its strong rental return. With separate laundry facilities and full side access, Lot 2 is both practical and convenient. Shared Features: Together, Lots 1 and 2 sit on a combined block size of 519sqm, making this dual offering an attractive option for investors or those seeking flexible living arrangements. Both lots feature modern 600mm electric appliances, electric hot water systems, and are NBN ready, catering to the needs of contemporary living. The self-managed body corporate ensures low ongoing costs, with lot owners sharing 50% of the annual insurance expenses. Whether you're looking for a comfortable family home or a lucrative investment, these properties provide a unique opportunity in the thriving Pimpama community. Lot 1 Property Features:- Total block size for both lots is 519sqm- 141sqm under roof- 1x air conditioning unit in living- Master bed with ensuite & walk in robe- 2 additional bedrooms with built in robes- Single lockup garage- Large undercover patio- Security screens throughout- Generous sized main bathroom- Laundry situated in garage Additional Features:- South facing- Lot 1 is currently tenanted until 23rd of May 2025- Current rent per week is \$530.00.- NBN ready- 600mm electric appliances- Electric hot water- Self managed body corporate (Lot owners are responsible for 50% of the insurance costs per annum)- Privacy glass in ensuite- Block out blinds throughout- Dual patio access via master bed & living area- Carpet in bedrooms- Tiled throughout- Low maintenance yard Lot 2 Property Features:- 2 bedroom, 1 bathroom- Single lock up garage- Tenanted until 7th of April 2025- Current rent amount per week is \$470.00.- 600mm electric appliances & hot water- Separate laundry room- 1x air conditioning unit in living- Small undercover patio- Full side access Contact us today to learn more about these exceptional properties or to arrange a viewing. Don't miss out on this rare chance to secure dual living in one of Pimpama's most desirable locations! Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White CFG will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.