

**14/136 Pacific Pines Boulevard, Pacific Pines, Qld
4211**

AREA SPECIALIST

Unit For Sale

Wednesday, 24 January 2024

14/136 Pacific Pines Boulevard, Pacific Pines, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type: Unit



Edgar Giesel
0427308798

Interest above \$649,000

Villas in a family friendly community and in a super convenient location are rare to find. We are proud to offer to market this beautiful 3-bedroom villa. This is your opportunity to own a spacious, much loved and well-maintained property in the heart of Pacific Pines. Located in the highly sought after and secure gated boutique complex 'Ocotillo' this villa is within walking distance to shops, schools and child care, restaurants and cafes, medical centre, local parks and public transport and just a short drive to the M1 north and south bound and to the Helensvale train station. Being on a single level, this home presents ideal living for those who don't like to manage stairs. The practical and inviting layout offers a spacious and interactive living area with the kitchen being the central hub of the home allowing to socialize with family and friends while cooking. The dining area leads out to a beautiful manicured, low maintenance and absolute private court yard perfect to enjoy meals and time outside. Three good sized bedrooms with built-in robes and ceiling fans, two bathrooms, separate laundry with an outside drying deck and a lock up garage with internal access and plenty of storage complete this amazing villa on offer. Property features:- 3 bedrooms, carpeted, with built in robes and ceiling fans- Master with aircon, ensuite, plantation shutters and sliding door with access to front yard- Large family bathroom with bath/shower and ensuite with large shower- Spacious, tiled open plan living/dining area, ceiling fan, air conditioning and new LED downlights- Sleek, modern kitchen with breakfast bar, ample storage and modern appliances- Undercover alfresco and private, low maintenance court yard with side access- Separate laundry with outside drying deck- Single lock up garage with heaps of storage and additional car space on drive way- Garden Shed- Security screens and fly screens- Quiet location within the complex Complex features:- Swimming pool and sitting area- Gated and secure for peace of mind- Small, sought after boutique complex with only 23 properties- Plenty of visitor parking- Pet friendly (upon application) Villas in the 'Ocotillo' complex are exceptional value for money and don't often hit the market. If you are looking to buy your first home in a family friendly, ultra-convenient location with everything close by, if you are ready to downsize to enjoy low maintenance living or if you want to add a fabulous property to your investment portfolio (**rental appraisal \$650.00 - \$700.00 per week**) – This property is for you! ** The opinion of achievable rental income has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by Area Specialist for any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as they appeared at the time they were taken. Areas, amounts, measurements, distances, and all other numerical information is approximate information only.