

15/1-15 Santa Isobel Blvd, Pacific Pines, Qld 4211

Townhouse For Sale

Thursday, 11 April 2024



15/1-15 Santa Isobel Blvd, Pacific Pines, Qld 4211

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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Offers over \$640,000

This is your opportunity to secure a spacious townhouse with a neutral colour theme throughout in the sought after San Capistrano gated complex. San Capistrano is a small, peaceful and well maintained complex offering pool and BBQ facilities, surveillance cameras, intercom, NBN availability, affordable Body Corporate fees and attentive on-site managers to help protect and grow your investment. This property boasts reverse cycle air-conditioning in every room to keep you at your ideal temperature and for minimal cost due to solar panel installation. Additional property features:- Tiled entrance hallway providing privacy to the main living area from the front door- Open plan living and dining area- Fully equipped kitchen with ample storage and breakfast bar - Generous sized bedrooms able to accommodate a queen size bed- Master bedroom enjoys an ensuite bathroom and undercover balcony- Bedroom 2 has a generous walk-in robe- Bedroom 3 also benefits from its own undercover tiled balcony- Oversized family bathroom offering a bath tub and separate shower- Internal laundry with toilet- Additional office/study professionally created within the original garage space - Additional storage cupboards under staircase and upstairs area- Carpets recently replaced- Individual reverse cycle air conditioning units in every room- Solar panel installation resulting in minimal quarterly electricity bills - Undercover entertaining area leading to an easily maintained backyard- Security screen to front door and fly screens to all windows and doors - Intercom system- Body Corporate: approximately \$104 pw (inclusive of GST and pay on time discount)- Council Rates: approximately \$38 pw- Water Rates: approximately \$33 pw- Estimated rental income: \$700 pw- Estimated Gross Rental Yield: 5.69%*Enjoy a short walk to Woolworths and local shops, gym, tavern and restaurants, medical and childcare centres, primary and high schools, sports fields and popular Central Park. A bus stop is conveniently located directly outside the complex and you are only a short drive to the M1 Pacific Motorway, Helensvale Train Station and Light Rail, Westfield Shopping Centre, Griffith University, Gold Coast University Hospital, Theme Parks and of course the glorious Gold Coast beaches. PLEASE CALL OR EMAIL TO ARRANGE A VIEWING. Samantha Mundy Mobile: 0410 405 274 Email: sancap115@gmail.com DISCLAIMER: *Please note all gross yields and return details are approximate and are based on the asking price only (not the sale price). The gross return also does not include any tax credits or deductions the purchaser may be entitled to and is based on information provided by a number of sources. This information is provided as a guide only and is based on figures provided to Onsite Property Pty Ltd and whilst this has been prepared in good faith and with due care, no liability for negligence is otherwise assumed by Onsite Property Pty Ltd, MKS Property Management Pty Ltd, it's principals, agents or servants. Please conduct your own investigations into the subject property to satisfy yourself with the matters concerning the property. Photos used in this advertisement were taken prior to the current tenancy of this property (in January 2023). This property is currently leased until 20 July 2024. While we always strive to use current photos, unfortunately this is sometimes not possible if the property is leased and the tenants privacy needs to be respected.