

**2/86 Mcauley Parade, Pacific Pines, Qld 4211**

**Sold Duplex/Semi-detached**

Wednesday, 11 October 2023

2/86 Mcauley Parade, Pacific Pines, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 186 m2**

**Type:**

**Duplex/Semi-detached**



Paul Ellem  
0755737218



Tim Wolff  
0755737218

**\$694,000**

UNDER CONTRACT Introducing this exquisite home which is immaculately presented inside and out with fresh paint and brand new carpet throughout. Step inside and be captivated by the immaculate presentation that greets you at the front door. The spacious open plan kitchen effortlessly flows into the air-conditioned family/dining area, creating a seamless and inviting space for gatherings. Even better with No body corporate fees Indulge in the pleasures of outdoor living with the alfresco area, perfect for hosting memorable BBQs or enjoying a refreshing drink with loved ones. Every corner of this home exudes a sense of warmth and comfort. The spacious floorplan offers ample room for relaxation and entertainment, while the three generous-sized bedrooms provide a haven for rest and rejuvenation. This home is ready for the next fortunate family or quality investor to simply turn the key and embrace the coveted Gold Coast lifestyle. Alternatively, astute investors will find immense value in acquiring this sought-after property in a high demand market. Digital furniture has been used in this advert to assist presentation FEATURES:- 3 bedrooms with BIR, master with ensuite & spacious walk-in robe- A generous size family and dining area.- Open plan kitchen with bench space, pantry, glass electric cook top and stainless steel rangehood, oven, & dishwasher.- The kitchen overlooks the well-appointed family, dining, and alfresco area, making entertaining a dream.- Alfresco area great for BBQ with family and friends.- Air conditioning Dining/family - Easy care gardens , add your own touches- Double garage with internal access , plus driveway parking- Freshly painted throughout and new carpet.- Save thousands with NO Body Corp fees.- Built in 2015 and with the combined duplexes land size of 678 sm- Current Shared building insurance of total \$1,360 per year, shared \$680 each duplex - This location is in high demand for premium rent or a great family home.- Sound investment return with current estimated rental approx. \$660 to \$680 per week.- LJ Hooker can assist with top end property management.- Recent Land rates \$1,210 for 6 months, recent water rates \$400 for 3 months.- Close to Coles, Day Care Centre also close to Pacific Pines shopping Centre, local restaurants, Helensvale G-Link & Rail station, Westfield shopping Centre, M1 Highway, Griffith University, the Gold Coast hospital & Southport CBD.- A short drive to the Beach, Broadwater, Surfers Paradise, Wet & Wild, Movie World, Dreamworld, and other Gold Coast attractions. Do not miss the opportunity to make this home your own. This home or homes are a fantastic opportunity, no work required. Turnkey and ready for you to enjoy and we do not expect this property to last in the current market. See you at the open homes or Call Paul Ellem or Tim Wolff. Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.