

**24 Brookfield Street, Pimpama, Qld 4209**



**Sold House**

Tuesday, 15 August 2023

24 Brookfield Street, Pimpama, Qld 4209

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 483 m2**

**Type: House**



Sanjay Agarwal

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**\$890,000**

Welcome to a unique opportunity that you won't find on any of the usual real estate portals! A cleverly designed, near-new, dual-living property in one of the Gold Coast's most sought-after growth suburbs, Pimpama, is now listed for sale for the very first time! This property is an absolute gem, offering not one, but two fully functional homes under the same roof with no body corporate fees. You can live in one and rent out the other, or receive dual incomes as a clever investor - earning \$600pw & \$450pw from each unit respectively. You could also enjoy the benefits of living close to family members. Low maintenance front & rear gardens means tenants can enjoy all the beautiful Gold Coast has to offer during downtime. What a unique opportunity for an astute investment buyer, a dual living property with great rental return! Close to Pimpama Junction Shopping centre with plenty of choices and access to take-away restaurants, medical centre and a number of boutique shops at their fingertips. This is an ideal investment for those investors looking for great return. The potential for this property is enormous! OPTIONS: • Great for an investor providing dual incomes. • Live in one and have an instant income from the other. • Live close to family members. • Purchase together... the possibilities are endless! Dwelling A: consists of: \* 3 bedrooms - master with built in robe and ensuite \* Separate bathroom with bathtub \* Air con in the living and master bedroom \* Ceiling fans in all bedrooms \* Uncover patio \* Single garage CURRENTLY RENTED AT: \$600 per week, Dwelling B: consists of: \* 1 bedroom \* 1 bathroom \* Galley kitchen \* Living combined dining area \* Air conditioner unit in living area \* Generous fully fenced yard CURRENTLY RENTED AT: \$450 PER WEEK Total rental return per week: \$1,050 as of 28 July 2023 Total block size: 483m<sup>2</sup> Total living area of both units: 220m<sup>2</sup> Water approx \$438.77 Quarterly Council rates \$1420 Half yearly Located close to: \* Pimpama City Shopping Centre (Coles, Aldi, chemist, specialty stores) \* Pimpama Tavern (walking distance) \* Brand new Pimpama train station (under construction) \* Pimpama Sports Hub (multiple indoor & outdoor pools, gym, bistro, tennis & netball courts, walking trails) \* Multiple primary & secondary schools + early learning centres \* Bus stops (walking distance) \* Westfield Coomera (11 minute drive) \* Costco (11 minute drive) \* Dreamworld theme park (12 minute drive) \* Uniquely almost midway between major job centres of Brisbane CBD & heart of Gold Coast Located in Pimpama, a vibrant suburb on the Northern Gold Coast, this property is ideal for modern families wanting to enjoy all that the beautiful Gold Coast offers with minimal yard maintenance required. Pimpama boasts an abundance of picturesque recreational parks, outdoor spaces, state-of-the-art sporting facilities, and a huge choice of schools and colleges. You'll also be conveniently close to Westfield Coomera & Costco, and walking distance to Pimpama Shopping centres, public transport. Access to the M1 north or south is a short 1km drive away. This property represents a rare opportunity in northern Gold Coast right now, and we don't want you to miss out. Act quickly to secure your inspection and take advantage of this unique investment! Contact us today to arrange a viewing to add this clever investment to your property portfolio (not selling units separately). For all of your home loan needs, please contact our friendly broker, Conrad Palmer on 0410 296 050. All inspections will be conducted adhering to COVID-19 Social Distancing Guidelines and Ray White's no-contact policy. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.