

# 41 Manning Circuit, Pacific Pines, Qld 4211

## Sold House

Tuesday, 21 November 2023

**LJ Hooker**  
Solutions Gold Coast

41 Manning Circuit, Pacific Pines, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 501 m2**

**Type: House**



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**\$830,500**

UNDER CONTRACT Step into the heart of the home, where the kitchen takes Centre stage, overlooking the spacious family and dining room. The kitchen itself is a culinary enthusiast's dream, featuring sleek stone benchtops, a 900ml stand-alone electric oven, gas cooktop and rangehood. With ample bench space, a large fridge area, dishwasher and a pantry, this kitchen offers both style and functionality. Please see floor plan and full home 360 walk through video attached. Great home for live in homeowners or rental investment, see you at the open home. Entertaining friends and family is a breeze with the undercover alfresco area, complete with a timber decking and built-in BBQ. The generous bench space provides plenty of room for preparing delicious meals, while the adjacent large spa offers a relaxing retreat. Indulge in luxury within the main bathroom, where stunning smoked glass doors open up to reveal an exquisite space. With a stand-alone bath, a large open shower, and tiles that reach the ceiling, this bathroom is a true sanctuary. The master bedroom is a haven of tranquillity, featuring a walk-in-robe and a stunning ensuite. This exceptional home has air conditioning in the family, dining and master bedroom, ensuring a cool and comfortable living environment all year round. The laundry is thoughtfully designed with an abundance of cupboards, ample bench space, and stone top benches, ensuring practicality meets elegance. The double garage has a large amount of storage cupboards providing amply space to keep your belongings organized, with internal access to the home, convenience is at your fingertips. This modern home is situated directly across the street from parkland, great for taking a leisurely stroll with your furry friend or engaging in a friendly game of footy, the parkland is the perfect backdrop for an active and vibrant lifestyle. Features 3 bedrooms with built in robes and 2 bathrooms, master with walk-in-robe and ensuite. Modern spacious kitchen, complete with stone benchtops, pantry and 900ml standalone oven and gas cooktop, dishwasher and rangehood. The seamless flow between the kitchen and dining area & family room, creating a perfect space for family gatherings and entertaining. Spacious Laundry with plenty of cupboards and bench space. Garage offers an abundance of built in cupboards for storage and internal access to the home. Unwind and entertain in the expansive undercover alfresco area, conveniently situated right next to the magnificent spa. With a built in BBQ area making it great for entertaining friends and family. Stay cool and comfortable with air conditioning in the dining & family area and master bedroom. Land Rates \$980 for 6 months, low water rates \$320 for 3 months. Sound investment return estimated rental value \$720 to \$740 Per week. Home built in around 2010. This location is in high demand for premium rent or a great family home, LJ Hooker can assist with top end property management. Walking distance to the Parkland school, close to Local shops, 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 exceptional home yours. Experience the epitome of modern living and creating lasting memories in this remarkable property situated on a 501m<sup>2</sup> block. See you at the open homes or call Paul Ellem or Lina Onorato. 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.