

# 44 VILLAGE BOULEVARD, Pimpama, Qld 4209

## Sold House

Monday, 14 August 2023

44 VILLAGE BOULEVARD, Pimpama, Qld 4209

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 450 m2

Type: House



Bryan Paull

**\$830,000**

Looking for the perfect dual-living investment in one of the Gold Coast's most sought after suburbs? This cleverly designed property is hitting the market for the 1st time! An opportunity that can't be missed, this dual-living property maximises the use of living space with a well worked out design that provides two fully functional homes under the one roof and no body corporate fees! All this, situated in a prime location offering all the amenities! 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! Unit 1: features 3 bedrooms, 2 bathrooms, single lock-up garage with its own fully fenced private backyard. Unit 2: features 1 bedroom, 1 bathroom, single lock-up garage, again with its very own fully fenced private backyard. Set in Pimpama on the Northern Gold Coast, 45 km south-east of central Brisbane and 24 km north of Surfers Paradise. Almost fully developed as a residential oasis catering for the modern family, Pimpama has an abundance of picturesque recreational parks, outdoor spaces and is a perfect lifestyle choice. With its tree lined streets, a huge choice of schools and colleges, state of the art sporting facilities (recently opened Pimpama Sports Hub nearby), Westfield and Pimpama Shopping centres, public transport and easy access to the M1. This amazing opportunity for a home owner or investor alike is ready now! Features: Both units have a separate private entry Unit 1 (3 Bedrooms) • Generous sized master bedroom with aircon, ensuite and built in wardrobe • 2 bedrooms with ceiling fans and built in wardrobes • Fully air-conditioned, spacious, tiled open plan living area • Instant gas hot water • Separate laundry • Undercover outdoor entertaining patio • Low maintenance, fully fenced outdoor garden and lawn area • Single lock-up garage with storage Unit 2 (1 Bedroom) • Generous sized master bedroom with ensuite • Fully air-conditioned, spacious, tiled open plan Living • Modern, spacious kitchen with space for a double door Fridge • Instant gas hot water • Low maintenance, fully fenced outdoor garden and lawn area • Single lock-up garage with laundry and storage #duplex #goldcoastproperty #realestate #forsale