

**61/18 Archipelago Street, Pacific Pines, Qld 4211**



**Sold Townhouse**

Saturday, 12 August 2023

61/18 Archipelago Street, Pacific Pines, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 143 m2**

**Type: Townhouse**



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**\$596,000**

This ultra-modern townhouse built by the renowned 'Sunland Group' is located within the highly desirable 'Gardene' complex. Spread across two levels, this architecturally designer townhome boasts 3 spacious bedrooms, making it the perfect haven for you and your loved ones. As you step inside this amazing home, you'll appreciate the high voided ceilings that adjoin an open plan living and dining area that seamlessly flows into a private courtyard. It's the ideal spot to unwind and enjoy with family and friends all year round. The sleek modern kitchen with glass splash-back features granite benchtops, a four-burner gas cooktop, and stainless-steel euro appliances, ensuring your culinary experience is nothing short of delightful. The property is currently tenanted until the 31st of January 2024 for \$590 per week (expected to be increased) for the perfect investor to reap the rewards of fantastic rental returns with the grounds being looked after by excellent on-site managers. For future owner-occupiers, this townhouse offers an abundance of versatility and space for you and your family. - Securely gated complex with excellent on-site management - 3 bedrooms total with built-in robes and ceiling fans - Master bedroom with walk-in robe and ensuite - Spacious main bathroom with shower and bathtub - Additional powder room downstairs - Split system air-conditioning in the open plan living and dining - Very low maintenance; sunlit open courtyard - Auto single garage + one open car space with adjoining visitor car-spaces - Residents Park, an inviting swimming pool, sunlounges and BBQ facilities - Low body corp fees: Approx. \$75 per week - Council Rates: Approx. \$2331 per annum - Water Rates: Approx. \$1443 (For the investor, the tenant pays for water usage)

Conveniently located, this property offers easy access to various amenities and infrastructure within close proximity. Pacific Pines has a lot to offer, with local shopping centers, a gym, and a tavern all within walking distance. Pacific Pines Primary and High Schools are also just a short stroll away, making it ideal for families with children. For those who commute or enjoy exploring the area, the M1 is a short drive away, allowing you to connect with the broader Gold Coast region with ease. This property is not just a beautiful home, but also an excellent investment opportunity with its strong rental returns. Whether you are looking to invest or seeking a forever home for your family, 61/18 Archipelago Street is must-see property! Take the first step towards securing your future in this delightful Pacific Pines abode. For more information or to book a private inspection, please phone Phil on 0478 800 700 or Kate on 0487 122 956 today!

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