

# 8 Granya Court, Pacific Pines, Qld 4211



## House For Sale

Saturday, 9 March 2024

8 Granya Court, Pacific Pines, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 608 m<sup>2</sup>

Type: House



Team Corey and Steph  
0481131664

## Auction

INSPECTIONS AVAILABLE, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Welcome to 8 Granya Court, Pacific Pines - where charm meets functionality in this delightful 4-bedroom, 2-bathroom abode, perfectly suited for families or investors alike. Nestled on a generous land parcel spanning 608sqm, this meticulously maintained residence was crafted in 2003, ensuring modern comforts with a touch of timeless appeal. As you step inside, you'll immediately notice the desirable features awaiting you. The modern kitchen, equipped with a convenient dishwasher, makes daily chores a breeze, while each bedroom boasts built-in robes for added storage convenience. The open-plan living area creates a seamless flow throughout the home, perfect for both relaxation and entertaining. An internal laundry adds to the practicality of the space. Additionally, the remote garage ensures effortless access to your vehicle, with extra secure parking provided for your peace of mind and that of your loved ones. Beyond the property boundaries, secure fencing encircles the premises, ensuring privacy and safety. Picture peaceful evenings in the tranquil backyard, providing ample space for children to play and adults to entertain with ease. Situated in a tranquil cul-de-sac, 8 Granya Court presents an oasis of calm, inviting you to unwind amidst its serene surroundings. Enjoy the convenience of nearby schools, shops, and parks, promising a lifestyle of ease and comfort for discerning residents. Whether you're seeking a family sanctuary or a savvy investment opportunity, this property ticks all the boxes, beckoning you to make it your own. Embrace the allure of Pacific Pines living and seize the chance to call this charming residence your home. Nestled within a sought-after neighborhood, and positioned mere moments from Pacific Pines Primary and High schools, Pacific Pines shopping center including Coles, Woolworths and a 7/11 petrol station, easy access to the M1, Helensvale railway and tram stations, and Helensvale Westfield Shopping center, this quality home in an enviable location is a rare discovery. Don't miss your chance to make this beautiful property your new home. register your interest TODAY by contacting Corey or Stephanie to book your inspection time. Property features:

- Master bedroom with a ceiling fan
- Remaining 3 bedrooms with built in robes
- Main bathroom with bathtub
- Spacious kitchen with lots of storage space
- Located in a Cul de sac
- Children's playground across the road
- Land size: 608m<sup>2</sup>
- Council rates biannually Approx. \$950
- Water rates quarterly Approx. \$250 plus usage
- NBN ready (FTTP)
- Double lockup garage
- East-west facing
- 1x Split cycle air con unit in main living room
- Electric cooktop
- Electric hotwater
- Built in 2003

Why do families love living in Pacific Pines? Lots of local parks, playgrounds and walking tracks. Family friendly community. An array of education options available: many amazing private, and early learning schools to choose from. 25-minute drive to Surfers Paradise. Close to highway access and Helensvale train station. Just minutes from shopping centres, cafes, fast food, and restaurants. Sporting facilities. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.