

81 FOUNTAIN STREET, Pimpama, Qld 4209

Sold Duplex/Semi-detached

Friday, 3 May 2024



81 FOUNTAIN STREET, Pimpama, Qld 4209

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 150 m2

Type:

Duplex/Semi-detached



Bryan Paull



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\$970,000

Hard-to-come-by investment - Welcome to a unique opportunity to increase your property portfolio! A cleverly designed, 3bed/2bath below & 1bed/1bath property on top, in one of the Gold Coast's most sought-after developments of Pimpama Village, is now FOR SALE OFF-MARKET! This is an absolute gem, offering 2 fully functional home/units & potentially two separate rental leases under one roof. **Currently returning \$850pw rent from one single lease - current rental appraisal for 2 x separate leases, from renewal date, is \$1100 pw combined** Low maintenance front & rear gardens means tenants can enjoy all the beautiful Gold Coast has to offer during downtime. Unit 1 (3 Bedrooms - \$575pw lease renews Sept 2024 - rental appraisal is \$650pw) · 1 x Generous sized master bedroom with ensuite, aircon & walk-thru wardrobe · 2 x extra bedrooms with ceiling fans and built-in wardrobes · Fully air-conditioned, spacious, tiled open-plan living area · Full Size Main Bathroom with separate shower & bath! · Outdoor entertaining patio · Low maintenance, fully fenced outdoor garden and lawn area · Single lock-up garage with storage and built in Laundry Unit 2 is a well-laid-out spacious 1-bedroom unit with separate side entrance to top floor (1 Bedroom - \$450pw rental appraisal) · Generous sized master bedroom with ceiling fan & walk-thru wardrobe & ensuite · Fully air-conditioned, spacious, tiled open-plan living area.. Island bench in kitchen · Outdoor balcony. Enjoy lovely flow-through breezes perched atop the unit below. No rear yard to maintain! · Single lock-up garage with storage and built in Laundry Located in Pimpama 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 several parks, outdoor spaces, close to the sprawling state-of-the-art \$100mill Pimpama Sports Hub complex, and a huge choice of schools and colleges. You'll also be conveniently close to Westfield Coomera & Costco. Access to the M1 north or south is a short 1km drive away. Pimpama is uniquely positioned just 40mins from Brisbane CBD and only 25mins to heart of the Gold Coast, helping account for the ongoing strong population growth with tenants able to transit to either massive job centre! Add to that the massive employment hub that is YATALA Enterprise Industrial estate is only 15min drive north! 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. Walk to: * Pimpama City Shopping Centre (Coles, Aldi, chemist, specialty stores) * Pimpama Tavern * Brand new Pimpama train station (under construction) Drive to: * Pimpama Sports Hub (\$100mill complex; multiple indoor & outdoor pools, gym, bistro, tennis & netball courts, walking trails) * Multiple primary & secondary schools + early learning centres * Westfield Coomera (11 minute drive) * Costco (11 minute drive) * Dreamworld theme park (12 minute drive) * Uniquely positioned between major job centres of Brisbane CBD (40min) & heart of Gold Coast (25min) N.B. Call Bryan 0487126663 or Mushood 0421195950 to register your interest today! #duplex #goldcoastproperty #realestate #forsale #dualliving #dualoccupancy #secondarydwelling #capitalgrowth #rentalincome