

**34 Cottrell Drive, Pimpama, Qld 4209**



**House For Sale**

Wednesday, 26 June 2024

34 Cottrell Drive, Pimpama, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 469 m2**

**Type: House**



**Brent Siebritz**

0755731077

## REGISTER YOUR INTEREST NOW!

Welcome to 34 Cottrell Drive, an exceptional family home nestled in the heart of Pimpama, a rapidly growing suburb in the northern Gold Coast corridor. This property offers an ideal blend of modern living, space, and convenience, making it perfect for families or investors looking for a solid rental opportunity. Situated on a generous 469 sqm block, this contemporary residence spans 194 sqm under roof, providing ample space for comfortable living. The property boasts a sleek and modern appearance, with thoughtful design elements and quality finishes throughout. This home is currently tenanted until January 6th, 2025, generating a solid rental income of \$620 per week. It is NBN-ready, ensuring fast and reliable internet connectivity. The property is south-facing, providing a balanced exposure to natural light. A large laundry room with direct access to the yard and a main bathroom with a separate toilet cater to the needs of busy households.

**Property Features:-** 469sqm block- 194sqm under roof- Electric cooktop- Gas hot water- 1x air conditioning unit in main living - Double lock up garage- 2x living areas- Study nook- Fans in all rooms- 3x bedrooms with built in robes- Master bed with ensuite & walk in robe- Under cover patio- Generous low maintenance yard- Modern appearance

**Additional Features:-** Currently tenanted until 6th of January 2025- Rental amount is currently \$620pw- South Facing- NBN ready- Large laundry room with access to yard- Main bathroom with separate toilet- Fly screens throughout- Carpets in bedrooms- Tiled throughout- Glass splash back in kitchen

Pimpama is a thriving, family-oriented suburb conveniently located just 40 minutes from Brisbane and 30 minutes from Surfers Paradise, offering an ideal mix of city and coastal living. It boasts excellent educational facilities, a variety of shopping and dining options, and numerous recreational activities, including parks, golf courses, and the upcoming Pimpama Sports Hub. With easy access to the M1 motorway and public transport, Pimpama ensures seamless connectivity to major destinations. 34 Cottrell Drive represents a fantastic opportunity to secure a modern, well-appointed home in one of Pimpama's most desirable areas. Whether you're looking for a family home or a lucrative investment property, this residence ticks all the boxes. Don't miss out on the chance to make this beautiful house your new home or a valuable addition to your portfolio. For more information or to arrange a viewing, please contact us today.

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