

**37 Village Boulevard, Pimpama, QLD, 4209**



**House For Sale**

Wednesday, 14 August 2024

37 Village Boulevard, Pimpama, QLD, 4209

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **NEAR NEW FAMILY HOME CONSTRUCTED IN 2019 - LOCATED IN POPULAR FAMILY FRIENDLY LOCATION!**

Welcome to 37 Village Boulevard, Pimpama; a delightful brick based low-set family home constructed in 2019. This well constructed and meticulously maintained family residence will instantly please those looking for low maintenance modern living at an affordable price.

When entering the home you will continue to be impressed by the surprisingly well-thought-out floor plan and near new appearance. As you venture down the hall, you will find three generously sized bedrooms on the left hand side of the home that are each equipped with built-ins, ceiling fans, and block-out curtains to ensure a restful night's sleep. The master bedroom is a true sanctuary, featuring split air conditioning, a ceiling fan, walk-in wardrobe and a private ensuite. An additional well-appointed bathroom, complete with a bathtub and stylish finishes, also ensures convenience for the rest of the family.

The remainder of the home includes a privately positioned living area ideally located away from the hustle and bustle of the main open planned living/dining area. The open planned living/dining area is positioned at the rear of the home and connects to the spacious modern kitchen filled with natural light and endless bench/cupboard space. The spacious internal laundry with easy external access and oversized double garage with motorised garage door complete the internals.

Located within minutes from the M1 for access to Gold Coast or the Brisbane CBD, several Shopping Villages (choices are endless), Schools, Hospitals, Universities, Transport (buses & trains) and many other necessary facilities. This property will suit both savvy investors and owner occupiers due to its value, size, and location.

This property will be sold, especially due to the many more features that include:

- Three spacious bedrooms with carpet, built-ins & ceiling fans
- Main bedroom with walk-in robe & private ensuite
- Main bathroom with separate shower & bath
- Light filled kitchen with ample bench & cupboard space
- Open planned living/dining area connecting to the kitchen
- Additional living area in the heart of the home
- Split system air-conditioning unit in the living area & main bedroom
- Spacious laundry with easy external access
- Rear undercover patio overlooking the entire backyard that runs smoothly off the kitchen
- Double lockup garage with additional open spaces in front
- Low maintenance gardens with fully fenced child friendly yard
- Flat fully fenced 375sqm block

**\*\* Rental Appraisal available upon request \*\*** - fantastic opportunity to invest in a suburb that ought to offer continuous growth.

This very special property will sell quickly, so don't delay, call marketing agent Jake Whitaker with any further questions!