

76/36 Cox Road, Pimpama, Qld 4209

Townhouse For Sale

Thursday, 4 July 2024



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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 145 m2

Type: Townhouse



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NEW TO MARKET

Situated in the highly sought-after Pimpama region on the northern Gold Coast, this modern 3-bedroom townhouse, completed in 2019, offers contemporary living at its finest. The property boasts a spacious communal area with a large swimming pool and an undercover picnic area. The combined lounge and dining area, adorned with tiled flooring and air conditioning, ensures year-round comfort. Upon entering, you'll be greeted by an open-concept living space.

Floor-to-ceiling windows flood the living room with natural light, creating a cozy area perfect for entertaining and relaxation. This well-kept and affordable townhouse is perfect for first homebuyers, families and investors. Pimpama is experiencing rapid capital growth due to ongoing infrastructure development.

Property Features:

Ground Floor

- Open-plan living areas
- Tiled lounge and dining areas
- Ample cupboard and bench space in the kitchen
- Modern Caesar stone kitchen with stainless steel appliances
- Pantry and dishwasher
- Air-conditioning throughout
- 1 powder room
- Fans in all living areas
- Separate internal laundry
- Security screens on the ground floor
- Low-maintenance courtyard
- Single lock-up garage with an extra parking space in the driveway

Second Level

- Three spacious bedrooms
- A large master bedroom with an ensuite and a twin sink Caesar stone vanity
- Two bathrooms
- Kids' retreat on the upper level
- Fans in all bedrooms

Complex Features

- Swimming Pool (communal)
- Excellent on-site Managers
- Low Body Corporate Levies
- Centrally located to schools, shops & M1 motorway
- Close to public transport

Location Highlights: Pimpama is in the fastest growing corridor in South East Queensland, close to Westfield's Coomera Town Centre, Pimpama City & Junction shopping centres, Sports Centre & railway station. Within a 5 km radius, there are no less than 12 private & state schools. Easy access to the M1 motorway ensures convenient commuting. Nearby attractions in Pimpama, including parks, shopping malls, and public transport options are endless. The Homemaker Centre, Bunnings, Pimpama Sports Hub, Costco, and aquatic centre are just a few of the new constructions nearby, ensuring quick access to major highways for easy commuting.

Nearby Developments:

- Pimpama City & Junction shopping centres
- Pimpama Sports Hub featuring 5 pools, 8 tennis courts, 12 netball courts, fitness centre, playground, walking, running, and cycling trails, and café

The Numbers:

- Body Corporate: Approximately \$55 per week.
- Council Rates: Approximately \$1,200 per half year.
- Water Rates: Approximately \$300 per quarter.
- Tenanted until October 2024