



## 35 Matthews Cres, Pimpama



### EXCEPTIONAL VALUE

This modern and spacious duplex will appeal to a wide range of buyers needs; whether you're a first time buyer looking to get into the market, investor or an empty nester wanting to downsize, this home will tick the boxes.

Features include:

- \* 3 spacious bedrooms, master with ensuite and walk in robe
- \* 2nd and 3<sup>rd</sup> bedroom with built-ins
- \* Ducted air-conditioning throughout
- \* Modern kitchen with s/s appliances including dishwasher
- \* Tiled living and dining area leads out to covered verandah and private courtyard
- \* Room for side access for that trailer or boat
- \* Auto DLUG
- \* Approx 155m2 building located on 320m2 flat land
- \* No Body Corporate Fees
- \* Current rental return of \$370p/w
- \* Vacant possession is available

Positioned opposite a reserve and yet minutes away from the M1, this home combines peace and quiet without compromising on convenience.

Pimpama is self contained with supermarket, shops, schools and public transport and is an easy commute to both Brisbane and the Gold Coast.

By one or buy both sides of the duplex

If you were looking at buying both the rental return is currently at \$740p/w with the potential to be increased to \$760-\$780p/w on renewal of lease

3 2 2 320 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	910
<b>Land Area</b>	320 m2
<b>Floor Area</b>	155 m2

### Agent Details

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accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.