

**79/601 Pine Ridge Road, Biggera Waters, Qld 4216**



**Sold Townhouse**

Tuesday, 7 January 2025

79/601 Pine Ridge Road, Biggera Waters, Qld 4216

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 160 m2**

**Type: Townhouse**



Brad Scott  
0755646070



Wayne Haase  
0498098426

**\$655,000**

To watch a Video of this property, please click on link below\*\*:<https://youtu.be/HOjOkMvulxA> To take an Online 3D Tour of this property, please click on the link below\*\*:<https://my.matterport.com/show/?m=YKeRh97EZsG> \*\* If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott Team would like to Welcome to your new home at 79 / 601 Pine Ridge Road, Biggera Waters. This beautifully designed two level townhouse offers a modern and stylish living space in a highly sought-after location. With three bedrooms, one bathroom, and ample parking, this property is perfect for couples, small families, or investors looking to expand their portfolio. The interior of this townhouse is both elegant and functional. The open-plan living and dining area create a spacious and inviting atmosphere, perfect for entertaining guests or simply relaxing after a long day. The kitchen is equipped with modern appliances and plenty of storage space, making cooking a breeze. The bedrooms are generously sized and feature built-in wardrobes, providing ample storage for all your belongings. The property has a new solar panel system with backup battery pack. FEATURES INCLUDE:- Every bedroom has built in robes, air-conditioning and ceiling fans- Air-conditioning system in living area which cools the entirety of the ground floor - Beautiful spa-like bathroom - 10.2kw battery storage, with a premium 6.6kw inverter - Spacious kitchen with tonnes of storage space- Private, low maintenance fully fenced yard with a great outdoor entertainment area- Peaceful, quiet complex Situated in the heart of Biggera Waters, this townhouse offers a lifestyle of convenience and comfort. Just a short drive away, you'll find the popular Harbour Town shopping centre, offering a wide range of retail stores, restaurants, and entertainment options. The beautiful Broadwater is also nearby, perfect for those who enjoy water activities such as swimming, fishing, or simply taking a leisurely stroll along the waterfront. In addition to its fantastic location, this townhouse also offers a range of amenities for residents to enjoy. The complex features a sparkling swimming pool and tennis courts. Secure parking for one car and an additional open car space, you'll never have to worry about finding a park. PROPERTY INFORMATION Gold Coast City Council Rates: \$2,050\* p.a. approx Gold Coast City Water Rates: \$1,602\* p.a. approx Estimated Permanent Rent: \$630\* to \$700\* per week rent Currently Owner Occupied so can live in or lease out. Smart Real Estate can assist in finding a new tenant to move in the day after settlement so 0% vacancy for you as an investor. Body Corp: \$111\* per week approx Sinking Fund Balance: \$153,680 as at 22nd October 2024 Built: 1988\*\* denotes approximations and/or measurements A rare opportunity to purchase in an unbeatable tranquil location. Don't miss out on this chance to make this stylish townhouse your new home. Contact us today to arrange a private inspection and experience the beauty and convenience of 79 / 601 Pine Ridge Road, Biggera Waters. Come and see for yourself everything that this "ticks all the boxes" stunning townhouse has to offer. Contact your local Biggera Waters Area specialists Brad Scott on 0408 338 605 or Wayne Haase on 0498 098 426 for further information, otherwise we look forward to seeing you at one of our scheduled open homes. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.