

**79/601 PINE RIDGE ROAD, Biggera Waters, QLD,
4216**



Townhouse For Sale

Thursday, 24 October 2024

79/601 PINE RIDGE ROAD, Biggera Waters, QLD, 4216

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Brad Scott
0755646070



Wayne Haase
0498098426



Ben Woodburn

Stylish Renovated Townhouse, Pool & Tennis Court!

FINAL OFFER STAGE Tues 12th November 2024 at 6PM (QLD Time) online at www.openn.com.au

This private treaty/sale is being facilitated by Openn offers (an online sales process). It can sell to any qualified buyer at any time. Register your interest at the Openn App/Website or contact the sales agent IMMEDIATELY to avoid missing out.

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>

To watch a Video on how to place an offer on this property 24/7, please click on link below**:

<https://youtu.be/pJ1Pg8lfqKg?si=kHFUbd2qsl4j4eQb>

To place an offer on this property 24/7 and see other offers already placed to date, please click on the link below**:

<https://openn.page.link/d4Yg>

** 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.

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: \$153,680.16 AS AT 22 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.