



8 Bella Boulevard, Pimpama

6  4  4 

A Rare Opportunity – Duplex Pair On One Title!

This well designed duplex pair offers endless possibilities for your property portfolio. Enjoy the benefits of having two income streams with just one set of outgoings or live in one and rent the other side out to help pay off the mortgage!

Both units enjoy

- Three great size bedrooms (master with ensuite and WIR)
- Two bathrooms
- Open plan living & dining with A/C
- Modern kitchen
- Double auto garage
- Covered rear patio with grassy yard
- Land Size: 756m²
- Rental Return \$740 per week
- Rental Appraisal \$760-\$800 per week
- Side 1 Lease Expires: 14/3/18
- Side 2 Lease Expires: 27/7/18
- Council Rates: \$2,046 p.a approx
- Year Built 2008

Pimpama is one of the leading growth suburbs on the Gold Coast and is perfectly positioned just a short commute North to Brisbane CBD and South to the sandy beaches of the coast. With the Coomera Town Centre under construction just few minutes down the road, this opportunity is poised for great returns and capital growth. Duplex Pairs like this are scarce and highly sought after so don't miss out!

For more information, please do not hesitate to contact The Sam Westaway Team.

Price Guide Above \$649,000

ID# 11811100623

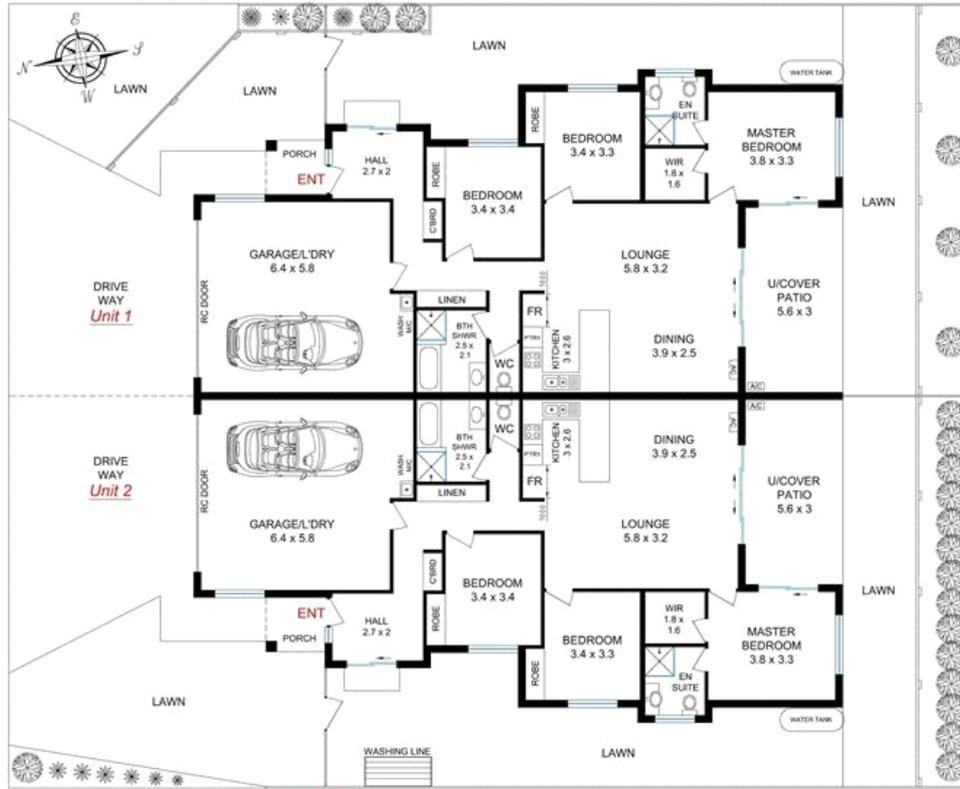


Sam Westaway
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Scale in Meters. Dimensions are approximate. Whilst every care has been made GCPP cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries

Gold Coast Floor Plans



Land Size 756m² (Combined)
Ceiling Height 2.4m-3.7m

Unit 1 & 2 Internal Floor Area 136m²
Patio Area 16.4m²
Porch 2.9m²

8 BELLA BOULEVARD,
PIMPAMA 4209