



MODERN LUXURY & RESORT-STYLE
LIVING
SECURED GOLD COAST INVESTMENT



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73 Girtin Circuit, Pimpama

Offers Over \$1,300,000

Positioned in Pimpama's prestigious "Girtin" pocket, this 2019 G.J. Gardner masterpiece represents the pinnacle of modern family design. Blending seamless indoor-outdoor flow with high-end finishes, this residence offers a "move-in ready" lifestyle with the added security of a premium tenancy.

" The Residence "

- **Sophisticated Design:** A clever single-storey layout featuring four generous bedrooms and two livings, including a sanctuary-style master suite with walk-in robe and ensuite.
- **Entertainer's Heart:** Gourmet kitchen with stone benchtops and gas cooking, overlooking expansive open-plan living and dining.
- **Versatile Zones:** Includes a dedicated Media Room and a private Study Nook-ideal for work-from-home professionals.
- **Resort Backyard:** Oversized covered alfresco deck overlooking a sparkling in-ground pool with frameless glass fencing.
- **Comfort:** Fully air-conditioned with ceiling fans throughout for year-round climate control.

Property ID: L38969671

Property Type: House

Garages: 2

Land Area: 405.0 sqm

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" Investment Security "

- A high-performance asset for the discerning owner with the Guaranteed Income by Returning \$1,100 per week.
- Fixed Term: Secured tenancy until January 2027, allowing you to lock in today's value with a guaranteed return before moving in or renewing.

"Unbeatable Location"

- Education: Within catchment for Pimpama State Primary and Secondary College, St Joseph's college.
- Connectivity: Immediate M1 access and minutes to the newly operational Pimpama Train Station, Coomera Connector M9.
- Amenities: Moments from Costco, Coomera Westfield Mall, Pimpama City, and the upcoming Coomera Private Hospital precinct.

" The Opportunity "

Girtin Circuit is a "top-tier" street known for its modern aesthetic and proximity to major infrastructure. Whether you are securing a future family home or a blue-chip portfolio addition, this property delivers on every level.