

Welcome to Your Perfect Opportunity -
45/13 Angela Way, Pimpama



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Under Contract

This is the one you've been waiting for – a sleek, near-new three-bedroom villa that ticks all the boxes for low-maintenance living, smart investing, park view and prime positioning.

Set in a quiet, family-friendly complex, this stylish two-year-old home blends effortless comfort with everyday convenience. The seller is motivated – and with buyer demand surging, now is the perfect time to secure your place in this fast-growing, high-demand pocket of Pimpama.

Why This Property Stands Out:

- Prime Location – 2 mins to schools, Pimpama City Shopping Centre, Bunnings & train station; 5 mins to M1 and train station; 25 mins to Gold Coast beaches, 12 mins to Westfield, 13 mins to Costco and future hospital
- Modern & Spacious – Open plan living + second lounge upstairs
- Quality Finishes – Caesarstone benchtops, Belissimo appliances, LED lighting throughout
- Comfort & Security – A/C in living & master, Crimsafe doors, remote garage, under-stair storage

Property ID: L35948659

Property Type: Townhouse

Garages: 1

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- Outdoor Appeal – Stylish paved courtyard with no rear neighbour
- Resort-Style Amenities – Complex includes BBQ area, outdoor gym & children's playground
- Rental Appraisal – Approx. \$730/week, ideal for investors
- Body Corp – Approx. \$68.75/week
- Rates – \$1,029 per half-year

This is a standout property in one of the fastest-growing communities between Brisbane and the Gold Coast, close to everything from golf courses to restaurants and local shopping.

Act now – opportunities like this don't last. Contact us today to arrange your inspection. Call Nicole at 0432 986 747 or email me at nicole.cheung@surfers.rh.com.au

Please let me know if you have any questions. Above rates are estimated only, feel free to correct them.

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.