

FOR SALE

RARE FIND -ACREAGE LIVING - 2 X SEPARATE HOUSES - PERFECT FOR THE EXTENDED FAMILY OR POTENTIAL HOME

Set on a picturesque elevated acreage parcel this unique property features 2 separate residences – perfect for the extended family or an ideal home + income opportunity.

Situated in the Gold Coast's booming northern corridor, 1 High Ridge Road offers a quiet country lifestyle in a highly accessible locale just 5 minutes from Westfield Helensvale, the M1 and the Helensvale train station.

The epitome in dual living - this sprawling residence with comfortable country ambience offers a completely separate 3 bedroom, 2 bathroom house adjacent to the substantial main 5 bedroom, 3 bathroom home. This arrangement creates an ideal situation for the extended family to live together whilst still enjoying their own space. It also provides the astute investor a lucrative lifestyle + income option with the possibility of living in one of the homes whilst renting out the other.

Embraced by peaceful acreage surrounds, the resort style pool complete with thatched pavilion is a haven for relaxation and entertaining, and will provide hours of fun and enjoyment for all the family. You'll share the expansive lawn areas with native wildlife and fruit bearing trees, and there is plenty of space to create fabulous play areas, while chickens and pets roam freely.

This rare opportunity includes:

MAIN RESIDENCE

5 bedrooms, 3 bathrooms + powder, study and 2 car garage

Modern kitchen with stone counter tops, island bench, walk-in pantry and quality stainless steel appliances

Large multifunctional living areas opening directly out to undercover outdoor living spaces

Master bedroom with large ensuite, walk-in robe and sliding doors to balcony with tranquil views over the pool and towards the coastline

4 additional generous sized bedrooms all with built in robes, and most with balcony access

Upstairs study area, as well as an office area downstairs with direct side access

8 BED | 5 BATH | 3 CAR

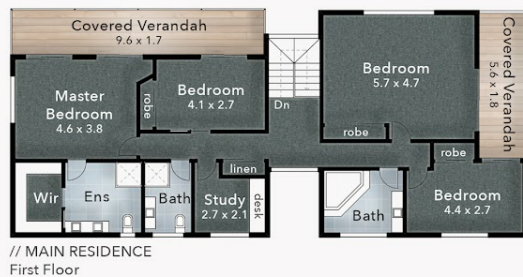
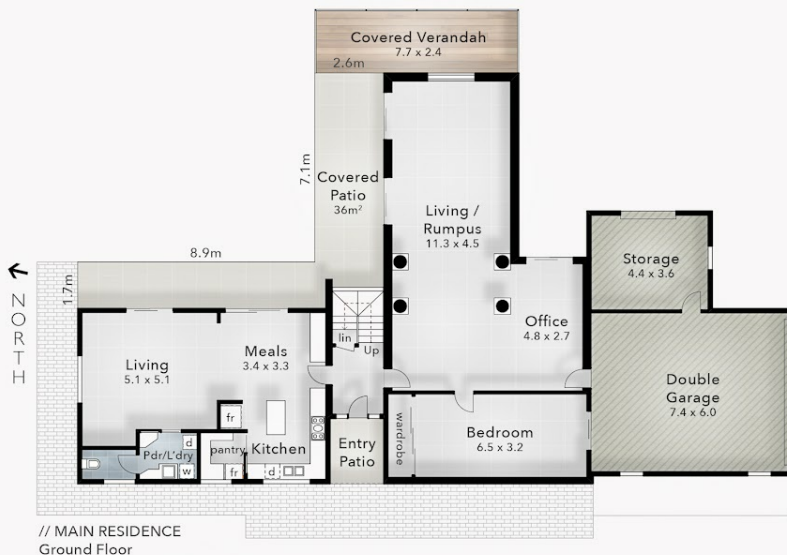
PRICE:
BUYER ENQUIRY ABOVE \$799,000
2 x HOUSES

OPEN FOR INSPECTION:
N/A



Scott Euler
0431174010

scott.nicola@atrealty.com.au



1 High Ridge Road
GAVEN
Block Size 4,081m²

MAIN RESIDENCE
5 Bed + Study | 3 Bath + Powder | 2 Car
Internal 382m²
Verandahs & Patios 86m²
Total 468m² or 50 Squares

SECOND RESIDENCE
3 Bed | 2 Bath | 1 Car
Internal 140m²
Verandah & Deck 27m²
Total 167m² or 18 Squares

COMBINED TOTALS
8 Bed + Study | 5 Bath + Powder | 3 Car
Internal 522m²
Verandahs, Patios & Deck 113m²
Total 635m² or 68 Squares

SCOTT EULER & NICOLA BUCHANAN **@realty**
0407 750 620 | 0431 174 010

puredesign
CONCEPTS

PLANS FOR
PURPOSE

The overall presentation style, layout, imagery, fonts, background, colours and terminology are subject to strict copyright of Pure Design Concepts. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at puredesignconcepts.com.au

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Scott Euler
0431174010
scott.nicola@atrealty.com.au

@realty