

**SOLD BY ANDREW**

# FOR SALE

## UNDER CONTRACT

CALLING ALL CAR ENTHUSIASTS, HOME BUSINESSES, FAMILIES WITH TEENAGERS OR GRANNY TOO!?

Grand is the word to describe this huge family haven built in 1996 for laid back summers with a stunning in ground pool. Remember years ago you promised yourself you'd be in a stylish and luxurious home by now? Well this is it! Elegance and versatility abound inside this 2 story Federation style house, sitting on an elevated 652 sqm block.

The home owner evidently has a talent for interior design, strict attention to detail and an appreciation of current trends. The impressive facade welcomes you into the home and a huge dual living arrangement for granny or older boomerang children or simply storage/home office, utility room, with a luxury kitchen and marble tiled shower room.

The family room, kitchen and formal living, with a stunning gas real flame fireplace, for the cooler winter evenings; all have a lovely outlook. To the rear, the pool and beautiful established gardens, including the kitchen, are perfectly positioned for all your entertaining needs.

The enviable location is also well served for local shopping at Michigan Drive offering, medical, chemist and specialist stores, with Oxenford Primary school nearby and public transport bus service route for several high schools and highly regarded private schools, including St Stephens and Coomera Anglican College. Westfield Helensvale town centre or Harbour Town are just down the road, with easy M1 highway access for Brisbane or Gold Coast CBD and the famous beaches less than 30 minutes away.

Act now! Call Andrew Colley 0488 217 803 for a private inspection, or visit the first open home.

Features include:-

- \* 4 bedroom, 3 bathrooms with 2 kitchens
- \* Side access
- \* Solid Timber floors upstairs- 3 Large Bedrooms + 2 Bathrooms, spacious living area, modern kitchen & large balcony
- \* Downstairs - Granny flat or ideal for work from home/ studio with loads of workshop/ storage space, kitchen and bathroom.
- \* Ceiling fans to all bedrooms and lounge room
- \* LED lights throughout upstairs
- \* 4 x split system AC – main bedroom, bedroom 2, lounge room & granny flat
- \* Gas fireplace (bottled gas - all certified)
- \* Data points in all bedrooms and Dining room
- \* Crimsafe on ALL doors and windows except for Security Door which has pet mesh

**4 BED | 3 BATH | 3 CAR****PRICE:****UNDER CONTRACT****OPEN FOR INSPECTION:****N/A****Andrew Colley****0488217803**

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4 Newcombe Lane  
OXENFORD  
Block Size 652m<sup>2</sup>

**FLOOR AREA SIZES**  
Internal 259m<sup>2</sup>  
Verandah & Patio 80m<sup>2</sup>  
Total 339m<sup>2</sup> or 36 Squares

**PROPERTY DETAILS**  
- 4 Bed  
- 3 Bath  
- 3 Car

**puredesign** CONCEPTS  
PLANS FOR PURPOSE

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**ANDREW COLLEY**  
PROPERTIES  
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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.

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