

**SOLD**

**NEW PRICING - ELEVATED ACREAGE  
LIFESTYLE WITH DUAL ACCESS ON 3,512M2  
LAND USE!**

Enjoy your acreage lifestyle with uplifting open aspect & space to breathe. Beautifully remodelled and updated, this home offers a rare combination of space and convenience of an excellent central location

Featuring, in the main residence:  
3 generous bedrooms, 2 spacious living areas, large modern kitchen.  
Excellent outlook from living areas.

In addition to the main residence, this property also features a second structure on the property, currently used as a bedroom, bathroom and living space. Also could be used it as a large secure storage or workshop with convenient gate access and parking.

Plenty of space for parking multiple vehicles, boat, caravan and trailer.

Main residence:

- 3 Bedrooms including master with ensuite
- 2 bathrooms
- 2 spacious separate living areas
- Large restyled kitchen with generous stone bench space, island bench, feature skylight
- 2 separate undercover alfresco areas
- Split system air conditioning.

Double lock up garage plus double & single carport providing additional undercover parking.

Second structure:

- Setup as Bedroom bathroom with kitchenette
- Plumbing from water tank

CTS Property:

- 3,512m2 fenced land on Community Title Scheme.
- Separate driveways to front and rear of the property
- Town water and enviro-cycle waste system

**4 BED | 3 BATH | 4 CAR**

**PRICE:**  
**\$1,050,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Ceiling Height 2.4m

Land Use 3500m<sup>2</sup> (Approx)

Internal Area 196m<sup>2</sup> or 21sq

Alfresco Area 41.6m<sup>2</sup>

U/Cover Area 59.1m<sup>2</sup>

Portico 3.9m<sup>2</sup>

Carport 6.7m x 6.1m / 40.8m<sup>2</sup>

Second Structure 6.9m x 6.1m / 42m<sup>2</sup>  
(Not Shown)

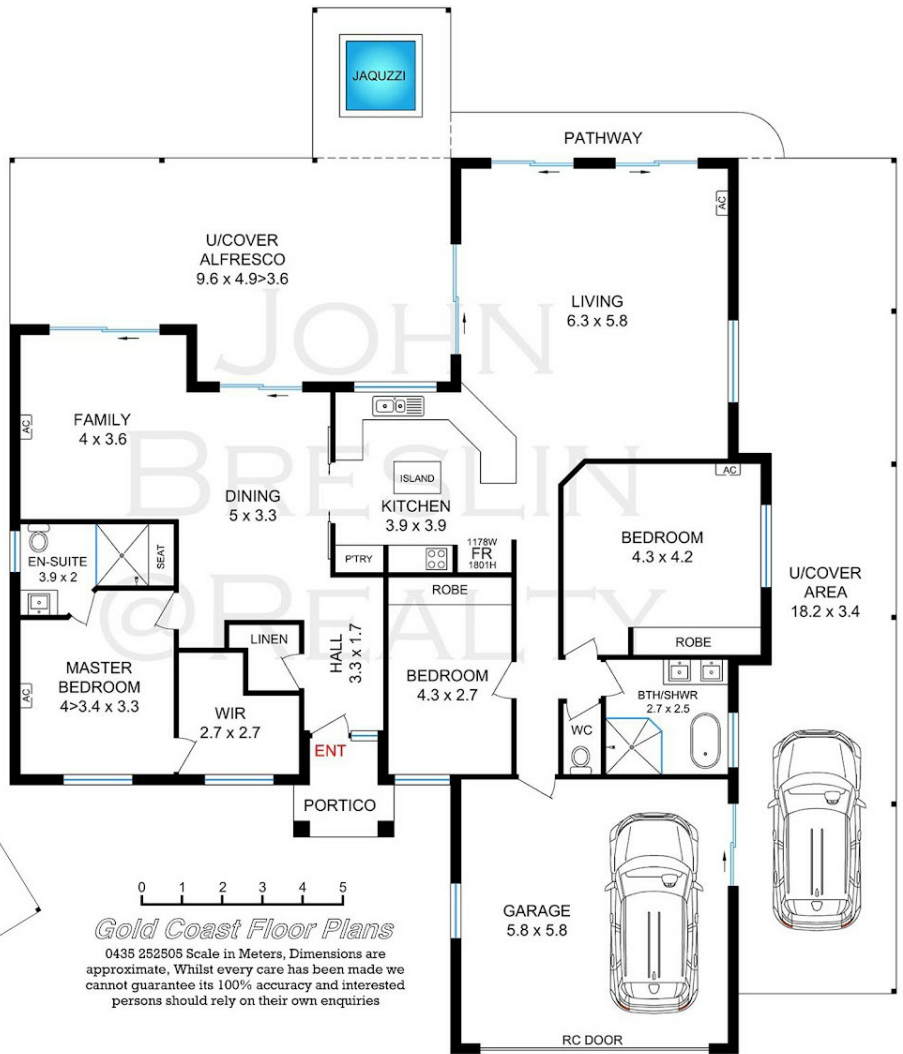
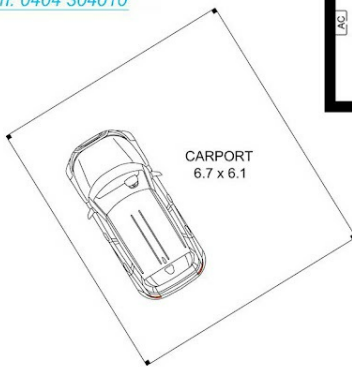
**Total Floor Area 383.4m<sup>2</sup>  
or 41.2sq**

4/106 GLADE DRIVE,  
GAVEN 4211

Marketed by John Breslin

**@realty**

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**Gold Coast Floor Plans**

0435 252505 Scale in Meters, Dimensions are approximate. Whilst every care has been made we cannot guarantee its 100% accuracy and interested persons should rely on their own enquiries

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.