



**SOLD**

## EXPERIENCE YOUR OWN LIFE LIKE THE MOVIE "UNDER THE TUSCAN SUN"

Perched high on a hill top with magnificent and sweeping Gold Coast city skyline views this unique and prestigious estate is a must to inspect to truly appreciate all it has to offer.

The options and potential are endless, limited only by your imagination.

Solid double brick home of superior construction standards and the layout and design is ideal promoting space and privacy for the entire extended family. The total area boasts approximately 660sm or 71 squares and the land size approximately 8269sm.

Generous in size in every way, it is completely deceiving. The bedroom sizes are massive and the 3 living areas allow the feeling of separation and independence for the growing family.

Plenty of room to add a tennis court, basketball court or swimming pool. The hard work has already been done with the retaining walls already installed and a number of locations with flat usable land for you to plan your

Side access and storage for an additional 6 vehicles, boat, caravan or jetski. Possibly make some enquiries about the possibility of adding another storey above the garage for additional living/dual living and capitalise on the magical views.

For the gardener/green thumb of the family indulge in the assortment of avocado and citrus trees, olive trees and fig and mango trees. Self sufficient living can start here.

Environmentally friendly with solar panels and solar hot water - this home is economically efficient.

Sheds onsite which the current owners use as a bbq/woodfire pizza oven alcove, a wine cellar which is perfect for those who love to home brew and a cold room as well. It is an entertainers dream home.

Central internal courtyard - the perfect place for an outdoor kitchen/bar entertainment area. Other outdoor entertaining areas to be utilised include the front porch, the rear entertaining area

**5 BED | 3 BATH | 3 CAR**

**PRICE:**  
\$2,085,000

**OPEN FOR INSPECTION:**  
N/A



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# 45 Grosvenor Court WORONGARY

Land 8,269m<sup>2</sup> | 4 Bedrooms | 1 Office | 3 Bathrooms | 3 Car Garage | 6 Car Spaces  
Total approx area 660m<sup>2</sup> or 71 Squares



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.