



SOLD

SOLD BY HELEN KNIGHT.....0407 734 746

Set in the heart of Helensvale on a generous 1,085m block offering a breezy and comfortable atmosphere, this tri level home is ready to welcome a new family. With spacious living areas, ample green space and a fantastic layout, it offers plenty of room for both relaxation and entertainment. Whether you're looking for privacy, room to grow, or a place to make lasting memories, this property has it all.

Features include:

- 1,085m of prime land being over quarter of an acre
- Tri level family home
- Upstairs there are 2 bedrooms each having an ensuite, plus a third bedroom with a family bathroom and separate toilet
- The master bedroom has a raked ceiling and imported swing Bali doors to the walk in robe adding a unique and exotic touch to this space
- Spacious master ensuite has a double vanity
- All upstairs bedrooms open out to a long balcony overlooking the pool and Bali Hut area and Gold Coast skyline views
- All three bedrooms have new DAIKON air conditioners
- Downstairs there is a supersized bedroom with almost new carpet with sliding doors to the outside. This massive room, currently used as the fourth bedroom could easily convert into a large second lounge area with the extra room currently used as a games room made into the fourth bedroom
- Downstairs bathroom is convenient to the kitchen, entertaining and pool area
- Lounge room with cathedral ceilings approx. 4.3m high with an air con
- Extra room currently used as a games room could convert to a fifth bedroom or office area
- Spacious family/dining room with an aircon with 2 sets of sliding doors to the outdoor area allowing lots of natural light to flood the home
- Entertainers kitchen with a 4.25m long x 900mm wide Caesarstone bench with a breakfast bar, inbuilt book shelves, appliance storage unit, glass splashback, a SMEG induction cooktop, a new BOSCH dishwasher, 3 door pantry with a light, lots of crisp white cabinetry, soft close drawers, a 960mm x 1.81m fridge space, a double sink, a ceiling fan and overlooks the covered entertaining area through to the inground pool and 6 person Jacuzzi
- Spacious laundry with overhead cupboards and a bench with under cupboards
- North facing covered entertaining area is approx. 18.5m long x 4.5m wide
- The inground saltwater pool is fully fenced and includes a 6 person Jacuzzi hardwired as a

4 BED | 4 BATH | 5 CAR

PRICE:
\$1,260,000

OPEN FOR INSPECTION:
N/A



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Upper Level

- BALCONY 1.8x1.4m
- BEDROOM 4.0x3.2m
- BATHRM 2.4x1.8m
- BEDROOM 3.0x3.3m
- BEDROOM 4.2x3.3m
- ENS
- ENS
- WIR
- LANDING
- ROBE
- ROBE
- SHR
- SHR
- SHR
- CUPD
- WC
- DN

Lower Level

- 5.5x6.4m UNDER COVER PATIO
- 4.5 x 11.6m
- L'DRY 2.0x2.4m
- LIVING / DINING 4.0x5.0m
- KITCHEN 4.0x5.5m
- LOUNGE / GAMES 4.2x3.7m
- BATH ROOM
- SHR
- UP
- CUPD
- REF
- PANTRY
- DN TO POOL

Ground Level

- CARPOR 6.5x6.5m
- BEDROOM / RUMPUS 5.3x5.5m
- LOUNGE 4.0x6.1m
- CEILING HEIGHT: 4.2m
- PATIO 1.9x7.5m
- ENTRY
- UP
- DN

Outdoor Areas

- SHEDS
- BALI HUT 3.5x4.5m
- POOL
- SPA
- SOLAR PANELS
- SOLAR PANELS
- DRIVEWAY
- W

Residence Size...approx...210.7m² or 22.6sq
Outdoor Areas...approx... 194m² or 20.8sq
 incl Patios, Balcony, Carport and Bali Hut
Total...approx... 404.7m² or 43.5sq
Land Sizeapprox... 1085m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Pro Vision Image gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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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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