

# 24 TRISTANIA WAY HIGHLAND PARK



## FOR SALE

### YOUR BLANK CANVAS! MASSIVE POTENTIAL ON 1,019M<sup>2</sup> BACKING ONTO BUSHLAND PARKWAY!

First time on the market in over 30 years, this rare gem offers unbeatable potential and a premium position! Nestled on a generous 1,019m<sup>2</sup> block on over 1/4 acre private block with an impressive 48m frontage backing onto the parkway to Natural Bushland and William Duncan State School and Highland Park Shopping Plaza!

This low-set brick and tile home is bursting with opportunity, with huge potential for Multigenerational Living. Easily convert the garage or extend or add space for a granny flat or another master with still plenty of room for a pool!! A private oasis, teaming with wildlife and birdlife, enjoy the privacy! Imagine lazy weekend strolls to local shops, easy school drop-offs, and effortless commutes with readily available public transport – all within walking distance. This peaceful neighbourhood, within the sought-after Highland Park location provides an idyllic setting for families, retirees and investors alike. Whether you renovate, extend, rebuild or just move in.... the possibilities are endless! Make an Offer! Motivated Seller.

#### Key Features:

- . 211m<sup>2</sup> Low set brick and tile home
- . Private 1,019m<sup>2</sup> block - over 1/4 acre block
- . 48m frontage backing onto the parkway to Natural Bushland
- . Easy Living with all main rooms overlooking the bushland Parkway
- . 2 living areas + huge entertaining patio overlooking the park
- . Open plan kitchen to Living/ Dining with access to huge outdoor area
- . Spacious master with walk in robe and ensuite with his and hers vanity
- . Spacious main bathroom with bath tub
- . Huge double lock up garage with internal access
- . 3.2 K solar panels
- . Clearshield powder coated stainless steel security screens on doors and windows
- . hard-wired alarm system with battery backup
- . Aussie Vac ducted vacuum
- . NBN fibre to the Node connection (FTTN)
- . Walk to William Duncan Primary School,
- . TransLink Bus Route 736 to Pacific Fair Shopping Centre and Broadbeach or to Nerang State

3 BED | 2 BATH | 2 CAR

#### PRICE:

Best offers will be presented to The Seller

#### OPEN FOR INSPECTION:

N/A



**Audrey Goetz**

**0412148078**

[audrey@atrealty.com.au](mailto:audrey@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)

# 24 Tristania Way, Highland Park

3 2 2 1,019 m<sup>2</sup>  
internal: 181 m<sup>2</sup> | external: 53 m<sup>2</sup> | total: 234 m<sup>2</sup>

@realty

Audrey Goetz 0412 148 078



site plan

Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its 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.