

# FOR SALE

## JUST LISTED! 404SQM HOME! LAKE VIEWS! AMAZING PRESENTATION!

Architecturally Designed Waterfront Luxury – Grand Entertainer in River Links Estate  
Proudly presented by Andrew Colley Properties | @realty – Helensvale & Gold Coast Luxury  
Property Specialist

### Key Features & Inclusions

- \* 5 oversized bedrooms, including a palatial master retreat, dressing room/walk-in robe, and luxe ensuite
- \* 4 designer bathrooms – including an elegant guest suite and en-suite to multiple bedrooms
- \* Open-plan living with four distinct living zones: huge outdoor entertaining with kitchen, media room, rumpus/retreat, and informal family area with cosy gas real flame fireplace.
- \* Dedicated cinema room with 100-inch drop-down screen, projector & full surround sound
- \* Designer chef's kitchen with dual ovens, gas cooktop, integrated microwave, coffee machine, and island breakfast bar
- \* Butler's pantry with second dishwasher and generous storage
- \* Stunning lake views from both indoor and outdoor entertaining spaces
- \* Large covered alfresco with full outdoor kitchen (BBQ, fridge recess, stone benchtops, TV mount)
- \* Extra-deep (1.80m) swimming pool (11m length) – perfect for laps or leisure
- \* Flat grassed yard ideal for swings or a trampoline
- \* New carpet and polished concrete floors with a high-gloss finish
- \* Flexible home office or 5th bedroom
- \* Built-in wardrobes in all bedrooms; walk-in robe in master
- \* Oversized double garage (7.1 x 6.7m) with storage cabinetry

5 BED | 4 BATH | 2 CAR

### PRICE:

NOW OFFERS OVER \$1,749,000

### OPEN FOR INSPECTION:

Jul 17 at 5:00pm - 5:30pm  
Jul 19 at 10:00am - 10:30am  
Jul 19 at 1:00pm - 1:30pm  
Jul 20 at 10:00am - 10:30am  
Jul 20 at 1:00pm - 1:30pm



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53 River Links Boulevard East  
HELENSVALE

PROPERTY DETAILS

Internal Area	309m <sup>2</sup>
External, Garage	47m <sup>2</sup>
Deck	48m <sup>2</sup>
Approx. Total Area	404m <sup>2</sup>
Land Area	588m <sup>2</sup>

	5 + Media
	4
	2 + 2 Off-Street

ENVISUAL DESIGN

Whilst every effort has been undertaken for 100% accuracy, plans should not be relied on solely. All images/finishes are for illustrative purposes only and are intended to depict the general layout only. No plan/like plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations. Unauthorised use or modification of this plan is strictly prohibited without the explicit consent of Envisual Design.

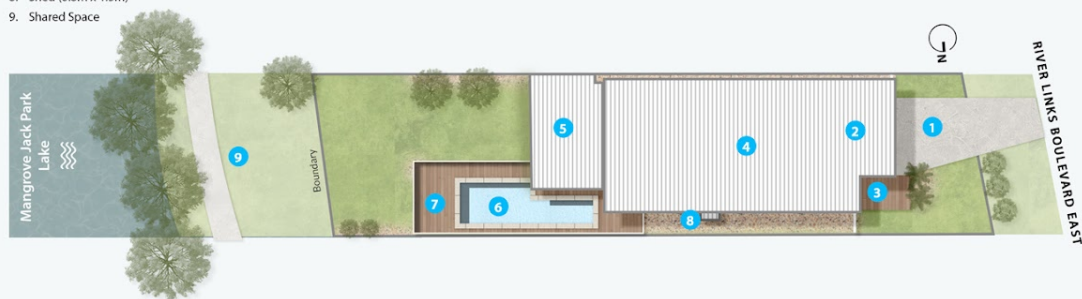


Ground Floor Plan



First Floor Plan

- Legend
1. Driveway
  2. Double Garage
  3. Entrance Porch
  4. Residence
  5. Covered Alfresco
  6. Swimming Pool
  7. Poolside Deck
  8. Shed (0.8m x 1.5m)
  9. Shared Space



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.