



13 Gwydir Court, Helensvale

FULLY FURNISHED WATERFRONT ACREAGE LIVING IN PRESTIGIOUS RIVER DOWNS ESTATE

Experience an exceptional lifestyle in this stunning, fully furnished, single-level waterfront residence, ideally positioned within the prestigious River Downs Estate in Helensvale. Set on one acre, this impressive home combines the tranquillity and privacy of acreage living with the convenience of being just minutes from major shopping centres, renowned theme parks, golf courses, schools and local dining destinations.

Enjoy direct waterfront access to the Broadwater, complete with a private boat ramp, while the peaceful natural surrounds create a relaxing retreat away from the hustle and bustle of everyday life. With expansive indoor and outdoor living spaces, a sparkling swimming pool and a fantastic entertaining area, this property offers a unique opportunity to enjoy resort-style living in a sought-after location.

Please note: The property is offered for lease fully furnished. The double garage and sixth bedroom will remain locked and are

5 3 0

FOR RENT
\$2100 per week

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Pacific Pines | Helensvale
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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expressly excluded from the tenancy. Tenants will not have access to these areas.

Property Features

- Prestigious absolute waterfront location within River Downs Estate, with a private boat ramp
- Beautifully landscaped grounds spanning approximately one acre
- In-ground swimming pool (monthly servicing included, tenant to pay chemicals)
- Solar-assisted electricity and ducted air conditioning throughout
- Five bedrooms, with the sixth bedroom excluded from the tenancy
- Luxurious master suite featuring a newly renovated ensuite, walk-in robe and direct access to the outdoor entertaining area
- Second master bedroom with its own newly renovated ensuite and walk-in robe
- Well-appointed entertainer's kitchen with generous bench and cupboard space, plus a built-in plumbed refrigerator and microwave
- Spacious open-plan family and dining areas with tiled flooring and impressive bi-fold doors opening onto the covered outdoor entertaining area
- Expansive covered entertaining space featuring a pool table and sliding aluminium shutters, creating a comfortable, enclosed outdoor retreat when desired
- Separate formal lounge with carpeted flooring and direct access to the outdoor entertaining area
- Separate laundry with ample storage
- 1 x Garden shed
- Generous grassy yard providing plenty of outdoor space for relaxation and recreation
- Side access
- Fully furnished throughout, with the exception of the excluded sixth bedroom and locked double garage

River Downs Estate is a highly regarded residential enclave offering a peaceful, private lifestyle with excellent access to the wider Gold Coast.

Conveniently located close to the M1 motorway, providing easy travel north and south, major shopping centres, restaurants and local amenities, popular Gold Coast theme parks and tourist attractions. Golf courses and sporting facilities. nearby. Helensvale State High School, approximately 2 minutes away. Helensvale State School, approximately 4 minutes away. Paradise Point's beautiful waterfront, beaches, cafés and dining options, just 15 minutes away.

The tenant will remain responsible for maintaining the lawns and gardens throughout the tenancy, and water usage costs to be paid by the tenant.

Properties offering this combination of waterfront living, expansive grounds, privacy and convenient access to Gold Coast amenities are a rare find.

- ***ARRANGE AN INSPECTION TIME ONLINE****

By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment. Please be aware that even though you may be booked in for an inspection, it does sometimes occur that the property may be leased prior to the time and date you have been given. If that occurs you will receive a text informing you of the cancellation. Please view the photos and any visual aids you can access thoroughly to ensure that this is a home you are very interested in before registering. Viewings are limited

- **Disclaimer:** In preparing this information LJ Hooker has used its

best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants and buyers should make their own enquiries to verify the information contained herein.

Photos used in advertising may differ from the current state of the property. We endeavour to use the most up to date photography, however this may not be feasible to protect our current tenants' privacy. Photos may include the use of virtual furniture.

MORE DETAILS

Property ID	36BFGMK
Property Type	House
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Water Tank

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