






146-148 Glade Drive, Gaven

## EXCLUSIVE INNER CITY ACREAGE! PRIVATE 1 ACRE WITH VIEWS! EXCELLENT 3 BEDROOM HOME, PLUS SHED/WORKSHOP

This excellent home with private acreage living, is located within easy walking distance to either the local Pacific Pines amenities, such as the Pacific Pines shopping center, Tavern, Schools, Medical Centers, Sports complexes and Parks, plus public transport. Or the Helensvale Westfield shopping center.

The train and light rail stations for easy access to the Gold Coast as far as Bureleigh Heads, passing on the way Griffith University and the Gold Coast Uni and Private Hospitals, Surfers Paradise, Broadbeach and the Casino on the way. Or catch a train to Brisbane or Robina. The M1 motorway is also just a couple of minutes drive away, for fast access the the Coolangatta International airport.

The home is sited on a 4,088 square meter block with views over the rear yard to the local hinterland. It offers its new owners endless

3  1  6 

**FOR SALE**  
Offers Over \$1,450,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Pacific Pines | Helensvale  
(07) 5573 2099

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



possibilities of what could be added to the property or even future subdivision potential, given time.

The home is in excellent condition and has the following features

- 3 generous bedrooms all with built in wardrobes, and ceiling fans.
- There are 2 separate living areas comprising of a very spacious living and dining room. Plus a large open plan family room, which is adjacent to the beautiful modernized kitchen that comes with a huge stone island bench with breakfast bar, plus there is also lots of other storage and bench space. There is a cook top, oven, range hood and dishwasher, as well as a large pantry.
- The spacious main bathroom has a large shower, vanity, and bath.
- The living areas open out onto a very large covered outdoor entertaining area with views looking out over the rear of the block and the hinterland.
- There is parking for 2 cars in the adjoining car port and also extra room for visitors to park on the flat hard standing area at the front of the home.

Further down the yard is space to park 4 more cars, or caravan and boat, in the very large Shed/Workshop which has power connected.

There is also easy access down the yards left hand side to the rear of the block to easily add a swimming pool if required, or even a granny flat.

The top of the block also has space to add extra parking if needed.

The home is connected to town water and has a septic sewage system, and a 12KW solar power system on the roof.

This is simply a fantastic opportunity for purchasers looking for inner city acreage living, which is close to the suburban amenities. And with the opportunity to add value in their investment with sub division potential in the future.

For interested investors the property would currently rent for \$950 to \$1,000 per week.

The home is in excellent condition and has just been freshly painted inside and out, and is surrounded with landscaped gardens, and well manicured lawns.

The owner is keen to affect quick sale and has priced the home to meet the current market conditions

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## MORE DETAILS

Property ID 3634GMK  
Property Type AcreageSemi-rural  
Land Area 4086 m2  
Including Air Conditioning  
Toilets (1)  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Workshop  
Built-in-Robes  
Solar Panels

**John Reason 0411 355 810**

Sales Person | Licensed Real Estate Agent | [jreason@ljhteam.com.au](mailto:jreason@ljhteam.com.au)

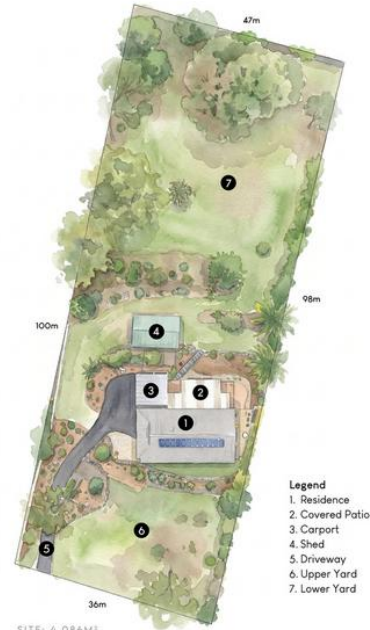
**LJ Hooker Pacific Pines | Helensvale (07) 5573 2099**

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SITE: 4,086M<sup>2</sup>

**146-148 GLADE DRIVE, GAVEN**



Internal: 141m<sup>2</sup> | External: 108m<sup>2</sup> | Carport: 35m<sup>2</sup> | Total: 284m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

