



## Gaven, 2 Russell Road

Private Oasis, Grand Home with Stunning Pool, Massive Shed and Extra Parking

Escape to your very own private paradise set on a generous 4143m<sup>2</sup> of beautifully landscaped, fully fenced acreage.

This remarkable property offers privacy, space, and luxury for the whole family. If you are chasing a relaxed rural lifestyle with a resort pool and a shed for all the toys with room to move this home ticks all the boxes.

Please see the attached professional photos, floor plan, drone shot site plan and full view 360 home walkthrough video.

Drive in entry through the electronic security gate and step through the grand double glass entry doors into a thoughtfully designed floorplan, with cathedral ceilings that flows seamlessly from one spacious living area to the next. Featuring four generous bedrooms,

4 2 6 1

### For Sale

Buyers Above \$1,750,000

### View

By Appointment

### Contact

**Paul Ellem**

0417 488 277

paulellem@ljhteam.com.au

# LJ Hooker

**Disclaimer:** 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.

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

all with built-in robes, including a luxurious master suite complete with a deluxe ensuite and large walk-in robe with custom shelving.

Living areas abound, with a formal lounge boasting a charming fireplace for those cold winter nights, a family room, and a massive multi-purpose room with built-in storage and direct access to the backyard, perfect for a home office, guest retreat, or playroom.

Cook up a storm in the gourmet kitchen equipped with Stone benchtops, Stainless steel free standing 900mm gas cooktop & electric oven, plumbed fridge cavity, dishwasher, and an abundance of cabinetry and bench space, ideal for the home chef. Flowing effortlessly into the family and dining zones, the kitchen also opens through expansive sliding doors to a grand undercover alfresco area and pool, making entertaining or outdoor dining a breeze.

The home also includes a modern laundry with loads of storage and bench space. Stylish finishes throughout with porcelain tiles in all living areas and carpeted bedrooms, plus renovations that elevate this home's modern appeal.

The beautiful outdoor paradise is where you can soak up the sun by your stunning saltwater pool, nestled in a lush tropical oasis and enjoy summer days or crisp winter mornings in total privacy.

But there is more, A huge 9m x 7m shed with high access roller doors, a workshop with power connected, perfect for tradies, tinkerers, or boat, car or caravan storage. There is also a 5.6kW solar system for energy savings, full town water, two septic tanks and a 22,000 litre water tank, plus an abundance of parking space for multiple vehicles or many options, with a very generous 15m by 12m level parking and turnaround area near the Shed.

Don't miss your chance to secure this rare acreage gem, perfect for those looking to combine modern family living with a peaceful and private lifestyle.

## FEATURES

4 bedrooms all with large mirrored built in robe.

Grand master with a deluxe ensuite and walk in robe.

Gourmet kitchen stone bench tops, Stainless steel dishwasher, range hood, 900ml free standing electric oven and gas hotplates.

The open plan kitchen overlooks the family room and exquisite undercover alfresco area, great for entertaining, or you can sit back and watch all the wildlife with your morning coffee.

Separate generous size sunken lounge with a fireplace for those chilly nights.

Massive alfresco entertaining area overlooking the tropical saltwater pool.

3 living areas: Lounge, family and a massive multipurpose room.

Ceiling fans, down lights, security screens,

Electronic security car entry gate and Security System, with double Visitor parking bay

5.6 kw solar system, 5 kw inverter.

6 split air conditioning units: one in each bedroom, living and multipurpose room.

Large shed at the back of the property 9m x 7m with plenty of room for parking.

Full town water plus 2 septic tanks, water tank 22,000 litres.

Recent water rates \$430 for 3 months & recent land rates \$1,380 for 6 months



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Built in approx.1985

LJ Hooker can assist with top end property management.

This location is in high demand for premium rent with lifestyle and the important extra parking making a sound investment with estimated rental value \$1,400 To \$1,500 Per Week

Situated mere minutes from Pacific Pines shops, Close to Coles, Helensvale G-Link & Rail station, Westfield shopping centre, M1 Highway, Griffith University, the Gold Coast hospital & Southport CBD.

A short drive to the Beach, Broadwater, Surfers Paradise, Wet & Wild, Movie World, Dreamworld and other Gold Coast attractions.

This stunning home is a must see. Owner's plans have changed as they go forward, and they want the property sold. See you at the open homes or Call Paul Ellem.

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## More About this Property

Property ID	35M4GMK
Property Type	House
House Size	339 m2
Land Area	4143 m2
Including	Ensuite Air Conditioning Pool Fire Place Dishwasher Outdoor Entertaining Workshop Fully Fenced Water Tank

**Paul Ellem 0417 488 277**  
Sales Specialist | paulellem@ljhteam.com.au

**LJ Hooker Pacific Pines | Helensvale (07) 5573 2099**  
8 Discovery Drive, HELENSVALE QLD 4212  
pacificpines-helensvale.ljhooker.com.au | admin@ljhteam.com.au



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2 RUSSELL ROAD, GAVEN

4 2 6

Internal: 244m<sup>2</sup> | External: 95m<sup>2</sup> | Total: 339m<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.

