



Gaven, 1/16 Dewberry Way

ACREAGE LIFESTYLE —MASSIVE PARKING FOR BOAT CARAVAN - ROOM FOR THE SHED

Discover your dream home in this sought-after quiet cul-de-sac in popular Gaven! Set on an expansive 1688 sqm (approx. ½ acre) block, this rare gem perfectly blends the best of city living with the tranquility of rural and beach lifestyles. Picturesque, landscaped gardens too enjoy the beauty of nature in your own backyard, attracting a variety of birds for you to admire.

Please see photos , full floor plan , site plan, and 360 walkthrough video attached

Spacious home with three generous living spaces —including a massive sunken lounge, cozy family room and dining area —you will have plenty of room to entertain family and friends.

The gourmet hardwood kitchen overlooks the dining and family room area so you can cook

4 2 4

For Sale

Buyers Above \$1,050,000

View

ljhooker.com.au/35AAGMK

Contact

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LJ Hooker

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(07) 5573 2099

and entertain in style with stone bench tops, a brand-new 900ml stainless steel electric oven and hotplates, dishwasher, and ample cupboard and bench space.

Four oversized bedrooms with large built-in cupboards, ensuring everyone has their own personal space.

Master bedroom has a luxurious ensuite with spa and your own private sliding doors to go out under the large alfresco area. Comfort and convenience with zoned ducted air conditioning throughout the home, plus a wood combustion fireplace for those chilly evenings.

The property has a sealed cement road access to a large cleared flat area with ample room for a big shed and plenty of off-street private flat parking above the home, this property is perfect for those with hobbies, extra vehicles, or the caravan and boat. Embrace the privacy and spaciousness this charming home offers.

Ready to move in and enjoy. Do not miss your chance to own this stunning property, your peaceful oasis awaits.

FEATURES

4 large bedrooms all with large mirrored built in robe

Spacious master with an exquisite grand ensuite and spa

Large gourmet kitchen featuring hardwood timber cupboards and stone bench tops.

Stainless steel dishwasher, range hood and a new 900ml stand-alone electric oven and hotplates for the gourmet cooks.

The open plan kitchen overlooks the oversized dining and family room with combustion fireplace for those chilly nights.

Character Slate floor floors for classic charm

Separate generous size sunken lounge/media room with beautiful timber floors (from old beach cottages, hardwood timber) and two timber concertina doors which open to a stunning timber deck which is great for entertaining, or you can sit back and watch all the different type of birds and have your morning coffee.

Massive alfresco entertaining area adjacent to the family room, great for the BBQ or entertaining friends, with plenty of room to for an outdoor spa and box trailer

Zoned ducted air conditioning throughout the home

Ceiling fans, down lights, and security screens

Large flat area at back of property for building your own magnificent shed (subject to council approval) with still plenty of room for the caravan, boat, trailer, jet ski and all the toys.

Owners have built a large green house for all the enthusiastic green thumbs.

Full town water plus owners installed Bore Water access

Septic tank with approx. \$85 per quarter service

Estimated Council Land Rates \$1,100 for 6 months and very cheap council Water Rates \$160 for 3 months

Brick Home and Tin roof built in 1994

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 \$900 To \$950 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.



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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 and Lina Onorato.

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More About this Property

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| Property ID | 35AAGMK |
| Property Type | House |
| House Size | 362 m ² |
| Land Area | 1688 m ² |
| Including | Ensuite Air Conditioning Spa Outdoor Entertaining Secure Parking |

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1/16 DEWBERRY WAY, GAVEN

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Internal: 234m² | External: 128m² | Total: 362m²

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.

