



## Gaven, 7 High Ridge Road

Massive Dual Living Home and a Massive reduction !



Wow, this price on offer for this perfect homestead oasis! Nestled on 4273m<sup>2</sup>, this enchanting property offers a harmonious blend of rustic charm and modern comforts, ideal for those seeking a sustainable lifestyle.

This country style designed home offers the opportunity of dual living for family members with a total of 6 bedrooms. As you approach the home you'll get a sense of freedom and space. Enjoy the serenity and peace as you sit under the bullnose veranda with a lovely glass of red.

The large windows are the eyes to the home with their unique design. As you enter the home, you'll be greeted with a private entry leading to the main living area. The open plan style will keep you together with family and friends as you entertain both in the considerable sized timber kitchen complete with ample storage space and an island bench or the undercover BBQ area overlooking the amazing crystal clear salt water pool and the views to the scenic Gold Coast.

Our lovely home also extends further out for a second living area, or a games room which

### For Sale

Offers Above \$1.295m

### View

[ljhooker.com.au/42Z6GTJ](http://ljhooker.com.au/42Z6GTJ)

### Contact

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# LJ Hooker

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

**LJ Hooker Coomera**  
**(07) 5585 7888**

once again overlooks the scenic gold Coast through the large windows bringing the home to light.

Keeping the family together, you'll have the internal stairs that lead to the self-contained dual living and kitchenette. This spacious resident offers modern like kitchen, study or kitchen storage room, a combined living and dining. The two bedrooms are completed with built in robes and ceiling fans with external doors that lead out to the rear yard. A huge bathroom combined laundry and a separate toilet certainly completes the look of this space.

The home continues to flow out onto the rear yard where you'll find yourself amongst the birds and all natural wildlife.

The location of the home is in a very sought-after area where the demand has been very high due to surrounding acreages and an easy drive to the following facilities:-

- Pacific Pines State School
- Jubilee Primary School (Catholic)
- Helensvale State School
- Westfield shopping centre Helensvale
- Transport - rail and bus
- High Ridge Parklands
- Sporting fields
- Sporting facilities
- Minutes-drive to M1
- Approx 25mins to Broadbeach
- Minutes from holiday theme parks

The overall features of the home will not disappoint:-

- Low-set to high-set
- Color-bond roof
- Large windows
- Timber flooring
- Bull nose veranda
- Internal stairs
- Open plan timber kitchen with multiple storage space and an island bench
- Dishwasher
- Gas appliances
- Undercover deck
- In-ground saltwater pool with solar heating and glass filter
- Children's play area
- 4 bedrooms
- Master with en-suite and walk in robe
- All built ins
- Extensive sized laundry
- Separate bathroom
- Extended 2nd living area or games room
- Combustion heater
- Air-conditioned and ceiling fans
- Self-contained dual living with kitchenette and two full sized bedrooms and separate bathroom/laundry
- 2 lockup car accommodation with extra storage and internal access to the dual residence

- Room for a further 6 cars
- 38,000ltr water tank
- Septic bio-system
- Built in 1997
- 4273m2

A big home for a small price!

## More About this Property

<b>Property ID</b>	42Z6GTJ
<b>Property Type</b>	Other
<b>House Size</b>	509 m2
<b>Land Area</b>	4273 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Pool Fire Place Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced Grey Water System Water Tank waste treatment granny flat 38 38000ltr water tank

### Laura Castelli 0418 607 520

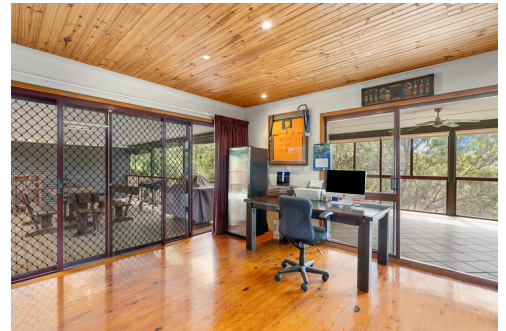
Sales Specialist | lcastelli@ljhgc.com.au

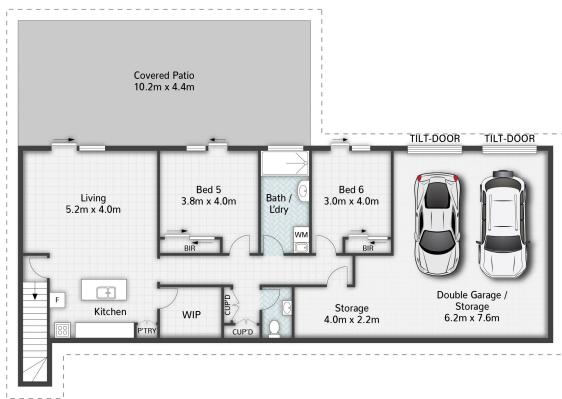
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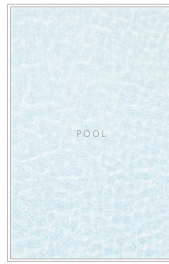




LOWER FLOOR



GROUND FLOOR



[Not In Position]



7 High Ridge Road **GAVEN**

6 | 3 | 2 | 509m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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