



15 Rutherford Circuit, Gilston

SERIOUS STREET APPEAL AND A TRUCKLOAD OF POTENTIAL

Renovated four bedroom family residence with some serious street appeal fronting to bushland in the desirable suburb of Gilston. Gilston is an emerging Gold Coast suburb nestled in the lush hinterland, a green and leafy area known for its peaceful, family-oriented lifestyle. Surrounded by beautiful bushland, nature reserves, and well-kept parks, it offers a serene escape while still being conveniently close to all the city amenities we know and love.

This neatly presented home is move in ready and will greatly appeal to purchasers needing to settle in a short timeframe. A phenomenal blank canvas to add further improvements to in time which will further enhance the value and overall appeal of the property in the years to come.

This Property Also Includes:

Beautifully low maintenance 603m2 block, elevated to catch those cool summer breezes

Secure double lock up garage with direct access into the home

4  2  2 

FOR SALE

Offers Over \$1,000,000

AGENTS

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AGENCY

LJ Hooker Nerang
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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.

 **LJ Hooker**

Four bedrooms with new carpet, built in robes and ceiling fans installed

Spacious master bedroom with walk in robe and an exquisitely renovated ensuite featuring a walk-in shower with full wall length niche, quality ABI fixtures and fittings and floor to ceiling tiles

Under stair storage in the garage

LED Lighting installed throughout the home

Light and bright open plan living scheme with low maintenance timber look flooring installed and gorgeous plantation shutters

Main bathroom downstairs featuring a shower, bathtub and separate toilet

Split system air conditioning throughout the home to help keep everyone comfortable

Study area downstairs with potential for use as a 5th bedroom if required

Functional chef kitchen featuring stone benches and brand new appliances

Living area extending out to a decked entertaining area and great size rear yard, perfect for those purchasers wanting to add a pool down the track

This peaceful area of Gilston has a warm community feel, with quiet streets, walking trails, and open spaces that make it perfect for families who value nature, space, and a relaxed way of living. Enjoy all this suburb has to offer whilst still being only a few minutes from town and the M1 motorway and just a short drive to our glorious Gold Coast beaches. The bus route along Gilston Road enables ease of access to local schools or Nerang and Robina shopping centres with their respective cinemas, train stations, and popular cafes and restaurants. To register your interest please contact Michael Folkard from LJ Hooker Solutions today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

MORE DETAILS

Property ID 5HQKF41
Property Type House
Land Area 603 m2
Including Study
Air Conditioning
Outdoor Entertaining
Built-in-Robes

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Sales Specialist | L.R.E.A. | Independent Contractor |
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 4  2  2

Internal: 176m² | External: 23m² | Total: 199m²

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.

