



## Gilston, 7 Drovers Avenue

DUAL LIVING POTENTIAL / 474M2 OF LUXURY LIVING  
/ 1517M2 PRIVATE BLOCK

An incredibly private family residence with elevated positioning providing a breathtaking outlook to the Gold Coast hinterland that you will never tire of enjoying. Featuring approximately 474m2 (51 Squares) of combined internal and external floor space and set on a substantial 1,517m2 block this home will appeal greatly to those buyers who are wanting a property with dual living potential and space to easily cater for the needs of their extended family.

Freshly painted and carpeted throughout internally with a brand-new luxurious ensuite this exquisite home comes with a long list of quality inclusions that are sure to impress even the most fastidious buyers. If you are looking for a home that is "move in ready" then we strongly encourage your attendance at the open home.

This Property Also Includes;



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5GCDF41](http://ljhooker.com.au/5GCDF41)

**Contact**  
**Michael Folkard**  
0402 656 246  
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**LJ Hooker Nerang**  
**(07) 5581 4422**

Ducted air conditioning throughout the home to help keep everyone comfortable year round

Combustion fireplace in the main living area for those cold winter nights

Ducted Vacuumaid system installed

Four generous bedrooms all with fans and built in robes including the sizeable master bedroom with its own walk-in robe and brand-new ensuite featuring a gorgeous floating double vanity, exquisite floor to ceiling tiles and double backlit mirrors for added ambience

Resort style sparking in ground swimming pool complimented by a covered decked entertaining area to the side of the pool

Auto double lock up garage with a huge additional workshop space to the side, ideal for those families needing ample amounts of storage space

Gorgeous timber floors throughout the home with new carpet installed to all bedrooms and the mains stairs

Impressive 3m high ceilings add to the overall spacious feel of the home

Freshly painted throughout internally

All new LED lighting installed to help conserve electricity usage

Main bathroom with shower, bathtub and separate toilet provided

Separate laundry with direct external access to the clothesline

Electric security gated entry to the property

Approximately 51 squares under roof including the garage and wrap around balcony

Incredibly spacious open plan living / dining scheme offering an abundance of natural lighting

Designer kitchen with walk in pantry, commercial grade stand-alone gas stove with electric oven and dishwasher installed

Large balcony / entertaining area with 180 degree views of the picturesque Gold Coast Hinterland

Ground floor study off the garage

Extra-large ground floor rumpus room / potential 5th bedroom / second living area with ensuite shower room. This section of the home could easily be converted to a self-contained area giving the home dual living potential subject to any local council requirements

Separate media room upstairs

Built in 2011 in the Long Hill Rise development, a bushland basin surrounded by native trees and natural wildlife alongside other quality homes. Enjoy quiet surroundings 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 cinemas, train stations, and popular cafes and restaurants.

To register your interest please contact Michael Folkard from LJ Hooker Solutions today!

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the property into a price bracket for website functionality.

## More About this Property

Property ID	5GCDF41
Property Type	House
Land Area	1517 m2
Including	Study Air Conditioning Pool Outdoor Entertaining Built-in-Robes

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7 DROVERS AVENUE, GILSTON

4 3 2

Internal: 398m<sup>2</sup> | External: 76m<sup>2</sup> | Total: 474m<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.

