

## Gilston, 21/364 Gilston Road

### Immaculate Townhouse in The Prestigious Grand Manors' Estate

21/364 Gilston Road, Gilston QLD

This immaculate two-level townhouse villa offers a refined, low-maintenance lifestyle in a secure and tranquil setting. Boasting premium finishes, spacious interiors, and resort-style facilities, this residence is perfect for professionals, downsizers, or golf enthusiasts seeking an effortless blend of comfort and convenience.

#### Property Features:

- \*Open-Plan Living & Dining —High ceilings and air conditioning enhancing space and comfort
- \*Modern Kitchen —Featuring stone benchtops, stainless steel appliances, and ample storage
- \*Two King-Sized Bedrooms —with walk-in robes, ensuites, and air conditioning
- \*Master Suite with Balcony — with a walk-in robe and double vanity ensuite



**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**  
Offers Over \$719,000

**View**  
[ljhooker.com.au/5GJYF41](http://ljhooker.com.au/5GJYF41)

**Contact**  
**Maxwell Hooper**  
0401 373 369  
[mhooper@ljhg.com.au](mailto:mhooper@ljhg.com.au)

**LJ Hooker Nerang**  
(07) 5581 4422



- \*Ground Floor Powder Room & Separate Laundry
- \*Undercover Patio & Landscaped Courtyard
- \*Two Secure Garages —Includes a single lock-up plus a half-size buggy/storage garage
- \*Ducted Vacuum System & Security Screens throughout
- \*Pet-Friendly (Subject to Body Corporate Approval)

Exclusive Estate Facilities:

- \*Lagoon-Style Swimming Pool
- \*Fully Equipped Gymnasium
- \*BBQ Entertaining Area
- \*Tennis Court

Rates & Fees:

- \*Water & Sewerage Approximately \$267.89 per Quarter
- \*Rates Approximately \$514.75 Per Quarter
- \*Body Corporate Approximately \$198.00 P/W
- \*Rental Appraisal Letter on request

Prime Location:

- \*Situated in the highly sought-after Gilston area
- \*On a bus route for easy access to local amenities
- \*5 minutes to Nerang, 15 minutes to Mudgeeraba & Robina Town Centre
- \*2-minute drive to the M1 Motorway
- \*20 minutes to Gold Coast beaches

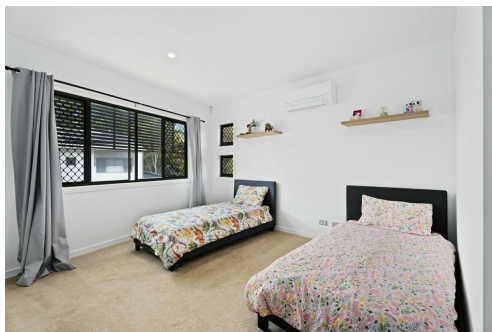
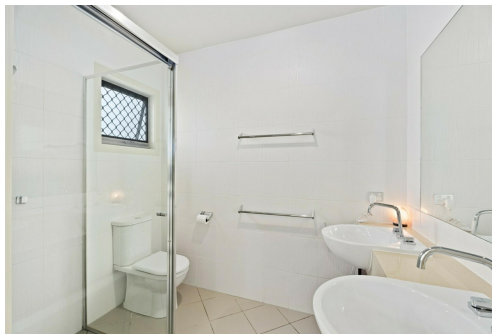
This property is being sold without a price and therefore a price guide can not be provided.  
The website may have filtered the property into a price bracket for website functionality.

## More About this Property

Property ID	5GJYF41
Property Type	Townhouse
House Size	144 m²
Land Area	168 m²
Including	Air Conditioning Alarm Pool Balcony Gym Dishwasher Outdoor Entertaining

**Maxwell Hooper 0401 373 369**  
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21/364 GILSTON ROAD, GILSTON

 2  2  1

Internal: 144m<sup>2</sup> | External: 22m<sup>2</sup> | Total: 166m<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.

