

## Helensvale, 6 Nymboida Court

### River Downs Acreage Retreat - Timeless Charm & Modern Family Comfort

Discover your forever family home in the prestigious River Downs estate-where timeless character and modern elegance unite in a beautifully renovated acreage property. Set on an elevated and fully usable 1.4-acre block, this serene retreat offers space, privacy, and lifestyle in one of Helensvale's most sought-after enclaves.

From the moment you arrive through the private gatehouse and electric gates, you're welcomed by manicured lawns, charming wraparound verandas, and the unmistakable warmth of a home filled with heart. Step inside to soaring square set ceilings, classic double front doors, and a grand formal lounge complete with an open fireplace-perfect for cosy winter evenings.

At the heart of the home lies a stunning, kitchen with quality appliances, 5 burner gas hotplate, and an impressive 80mm stone island bench. Overlooking the sparkling pool and

6  3  8 

#### For Sale

Expression of Interest Close 5/8/25 @ 1pm

#### View

By Appointment

#### Contact

**Mark Worthington**

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# LJ Hooker

**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.

**LJ Hooker Pacific Pines | Helensvale**  
**(07) 5573 2099**

expansive backyard, it's ideal for entertaining or simply soaking in the peaceful acreage views.

The open-plan family area flows effortlessly to a massive, insulated pergola-covered outdoor entertaining space, complete with LED downlights and built-in speaker system-ready for gatherings large or small.

Key Features Include:

- \* Private gated entry in a quiet cul-de-sac, within River Downs' prestigious estate
- \* Wide side access to a huge 5-bay shed with mezzanine level, 3-phase cabling provision, it is ideal for boats, caravan, or workshop
- \* 3-car lock-up garage with roller-door access to the rear and workshop space
- \* Six generous bedrooms, including two with ensuites
- \* Luxurious master suite with walk-in dressing room and opulent ensuite with freestanding bath
- \* Stunning main family bathroom with premium finishes
- \* Ducted air conditioning throughout for year-round comfort
- \* 47 solar panels for energy efficiency and reduced bills
- \* Large, renovated pool with kids' slide and fully fenced backyard (90% Colorbond fencing)
- \* Beautifully landscaped grounds with expansive concrete parking area
- \* Classic formal lounge with open fireplace plus expansive open-plan family living
- \* Plumbing replaced from street, completely rewired with 3 phase connection available
- \* Minutes from the M1, Helensvale train station, Hope Island Resorts, golf courses, schools, and major shopping centres

This impeccably restored character home is move-in ready and built for families who love space, comfort, and entertaining. With plenty of storage for all your toys and room for everyone to spread out, this rare offering truly has it all.

Don't miss your chance to secure a slice of acreage paradise. Add the viewing times to your calendar or call for more information-you won't be disappointed.

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## More About this Property

<b>Property ID</b>	35KNGMK
<b>Property Type</b>	AcreageSemi-rural
<b>House Size</b>	609 m2
<b>Land Area</b>	5654 m2

**Mark Worthington 0411 874 168**

Sales Consultant | [markworthington@ljhteam.com.au](mailto:markworthington@ljhteam.com.au)

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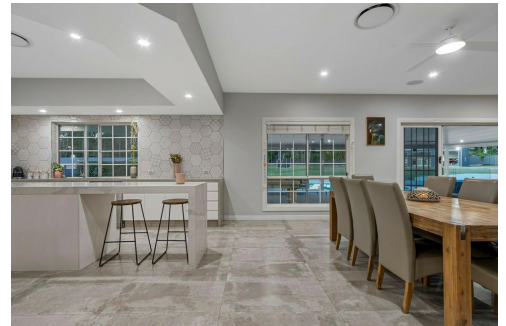
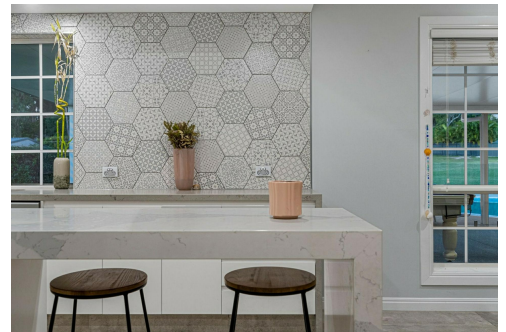
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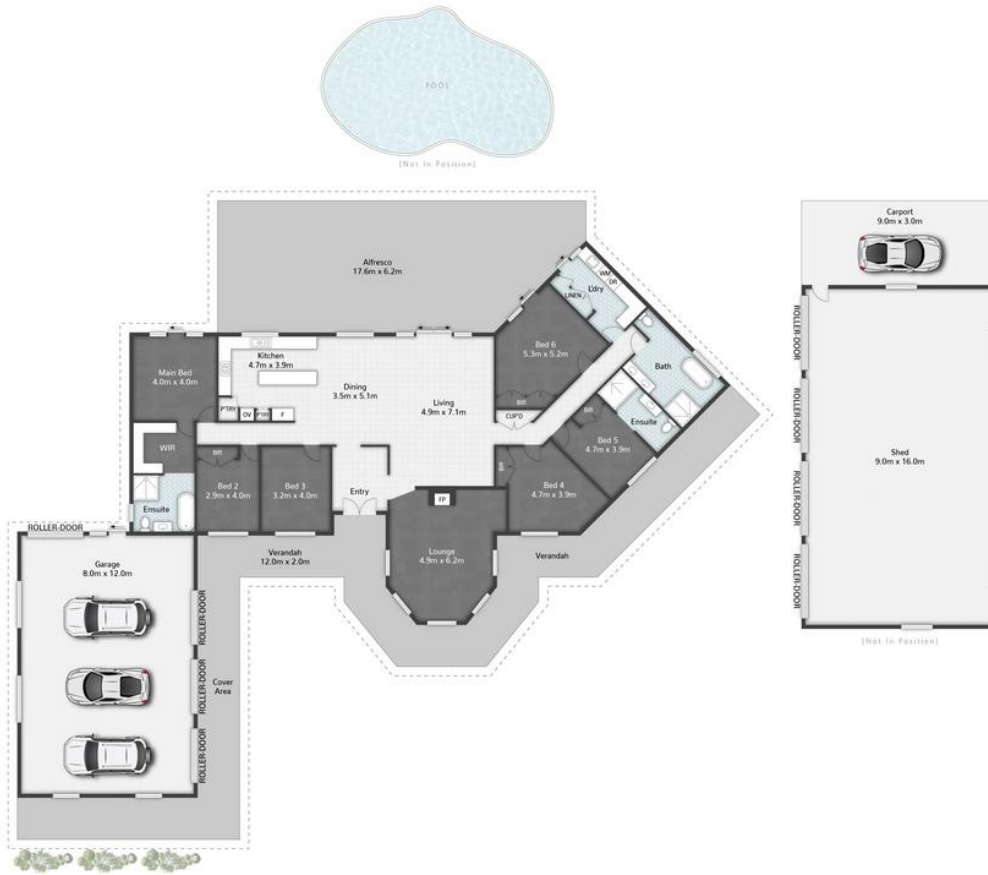
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6 Nymboida Court HELENSVALE

6 | 3 | 4 | 594m<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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