



## Helensvale, 1 Boonah Court

MOVE IN READY | DOUBLE SIDE ACCESS

OWNERS HAVE COMMITTED ELSEWHERE AND THIS PROPERTY MUST BE SOLD ASAP! ALL OFFERS WILL BE CONSIDERED

This turn-key home with double gated side access is the perfect blend of style, functionality and security. Positioned on a 746m<sup>2</sup> corner block with electronic security gate + additional double gated side access. There is plenty of room for the boys toys, grass galore for the kids and pets to play safely and a huge outdoor entertaining area to enjoy all year round. Schools, bowls club, Golf Club, shopping centers and rail stations all close by, this is a great opportunity.

\*Fully Renovated Kitchen: Gorgeous kitchen with large stone island breakfast bar, dishwasher & and plenty of pantry & storage space

\*Open Plan Living & Dining: Offering an abundance of natural light & a spacious air-conditioned open plan foot print



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/35B3GMK](http://ljhooker.com.au/35B3GMK)

**Contact**  
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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 Outdoor Living: Flowing onto the large, private undercover area, perfect for the entertainer or an ideal space to relax and unwind

\*Primary Bedroom: A king master bedroom with fully renovated ensuite and large W/I/R

\*2 Additional Bedrooms: Each with ceiling fans and B/I/R's

\*Separate Laundry: With additional storage

\*Electric Security Gate: Enjoy peace of mind with a fully enclosed yard and automatic electric gate for enhanced security

\*Additional Access: Convenient double-gated side access, perfect for trailers, boats, caravan or extra storage

\*2-Car Garage: Secure parking with automatic garage door plus drive-through access

\*746m2 fully fenced block

\*Enough grass for the kids or pets to play safely, enjoying a pleasant elevated outlook

\*Additional Features: Ceiling fans throughout, security screens throughout, mini golf greens, LED downlights, garden shed, Colorbond fencing

\*Owner occupied with no lease in place

\*Rental appraisal of \$870 - \$900 p/w

\*Rates \$980\* approx (6 monthly period)

Being at the southern end of Helensvale you are close to the Helensvale Plaza, Bowls Club, Library, medical center's, Westfield Shopping Centre, the tram and rail stations. Golfers have a 5 minute drive to the golf club and kids can walk to school!

Easy access to the M1 or commuters can relax and take the train to Brisbane. The Gold Coasts major theme parks are all on the doorstep. The light rail will take you to Griffith University, the Gold Coast University Hospital and the beach suburbs currently as far as Pacific Fair at Broadbeach.

Contact Siarne Loeve to discuss the property & your viewing options

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## More About this Property

Property ID	35B3GMK
Property Type	House
Land Area	746 m <sup>2</sup>
Including	Ensuite

**Siarne Loeve 0422 609 353**

Sales Specialist | [siarne@ljhteam.com.au](mailto:siarne@ljhteam.com.au)

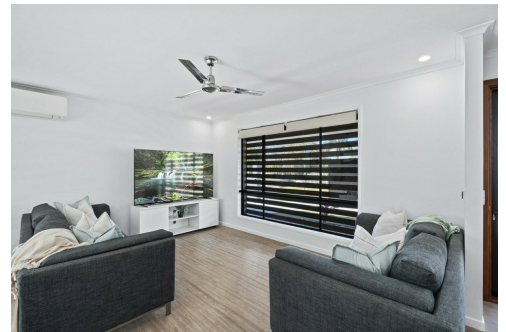
**Mitch Humphries 0431 514 171**

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

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**1 BOONAH COURT, HELENSVALE**

3 2 2

Internal: 138m<sup>2</sup> | External: 63m<sup>2</sup> | Total: 201m<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.

