



13 Katoomba Court, Helensvale

Elevated Family Entertainer in Tightly Held Cul-de-Sac

Offered to the market for the first time in 37 years, Catherine Kennett proudly presents this rare opportunity to secure a tightly held family home in one of Helensvale's most desirable elevated cul-de-sacs.

Perched high to capture cooling breezes and expansive views, 13 Katoomba Court boasts a nature strip to both the side and rear, creating an exceptional sense of space, privacy, and openness. The peaceful cul-de-sac setting ensures minimal traffic and a safe, family-friendly environment, all while being moments from everyday conveniences.

Beautifully maintained and thoughtfully updated, the home delivers comfort, functionality, and effortless entertaining.

The heart of the home is the large open-plan living area, complete with a cozy fireplace with log burner - perfect for relaxing evenings - and split system air conditioning for year-round comfort. Vaulted ceilings in the rear section of the property enhance the sense of space and light, creating a striking and airy atmosphere.

Privately positioned, the master bedroom serves as a peaceful

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FOR SALE

Just Listed

AGENTS

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AGENCY

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

retreat. Generous in size, it features an impressive walk-in robe and a fully renovated, oversized ensuite finished with modern fittings and quality detailing. Bathed in natural light, the master also offers stunning views and opens directly onto the deck, seamlessly connecting indoor comfort with outdoor entertaining.

Three further good-sized bedrooms provide space for family or guests, while a huge laundry adds practicality and storage for busy households.

Outdoors, an oversized timber entertaining deck with all-weather blinds captures the elevated outlook and flows to a sparkling in-ground saltwater pool, creating a private backyard oasis - the ultimate Queensland lifestyle setting.

Standout features include:
Elevated position with expansive views

Nature strip to side and rear

Large open-plan living area with fireplace and log burner

Vaulted ceilings in the rear section

Split system air conditioning throughout

Master bedroom with walk-in robe, fully renovated oversized ensuite, views, and deck access

Three additional good-sized bedrooms

Huge laundry with ample storage

Oversized timber entertaining deck with all-weather blinds

- ground saltwater pool

Fully fenced block

6.6kW solar system

Quiet, tightly held cul-de-sac location

Conveniently located just minutes from quality schools, shopping precincts, public transport including train and light rail, and with easy access to the M1, this address offers the perfect balance of tranquillity and connectivity.

Homes in this street are rarely offered - and after 37 years of proud ownership, this is your chance to secure something truly special.

About Helensvale:

Helensvale is a vibrant and well-connected Gold Coast suburb, renowned for its family-friendly atmosphere, excellent schools, and easy access to shopping, public transport, and major highways. With parks, waterways, and a strong community spirit, it offers the perfect blend of lifestyle, convenience, and accessibility for residents of all ages.

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MORE DETAILS

Property ID 35Y1GMK
Property Type House
Land Area 817 m²

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SITE PLAN LEGEND

- 1. RESIDENCE
- 2. PORCH
- 3. COVERED DECK
- 4. PATIO
- 5. DECK
- 6. WATER TANK
- 7. POOL
- 8. DRIVEWAY

KATOOMBA COURT

NORTH

CATHERINE KENNET | 0411 531 048



13 Katoomba Court
HELENSVALE

- 4 Bedrooms
- 2 Bathrooms
- 2 Car Spaces

Block Size 817m²
TOTAL FLOOR AREA
TOTAL: 373sqm
INTERNAL: 203sqm
GARAGE: 30sqm
PORCH/PATIO/DECK: 140sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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