



25 Boreen Court, Helensvale

A Rare Lakeside Setting! An Extraordinary Family Home!

Contact Agent for Inspection Times!

Some homes impress with their size. Others with their setting. 25 Boreen Court, Helensvale delivers both - combining a truly bespoke family residence with one of the suburb's most unique and tightly held positions, directly fronting the natural beauty of Coombabah Lake.

One of only a select few homes to enjoy this remarkable setting, the residence has been designed around space, character and an incredible connection with its surroundings. Stunning timber features flow throughout, multiple outdoor decks capture peaceful views through the trees towards the lake, and with no rear neighbour, there is a sense of privacy and tranquillity that is increasingly difficult to find. For larger families searching for a home where everyone can have their own space without sacrificing the areas that bring the family together, this is something truly special.

From the moment you step inside, the home's personality is unmistakable. Gorgeous timber flooring is complemented by soaring cathedral ceilings and exposed timber columns that extend vertically throughout the residence, immediately establishing the warmth and

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VIEW

By Appointment

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architectural character that defines the home.

At its heart is an enormous chef's kitchen, impressive not only in size but in its ability to bring people together. An expansive island bench provides the perfect gathering point for family cooking, morning conversations and entertaining friends, while the adjoining butler's pantry ensures even the largest occasions can be catered for with ease. Overlooking the dining and lounge areas, this is a genuine family kitchen - a space designed for everyday life, celebrations and the countless memories that happen somewhere in between.

The adjoining living room is equally captivating. Louvre windows span the width of the space, allowing calming easterly breezes to move naturally through the home while welcoming the sounds of the surrounding landscape inside. A beautiful cast-iron fireplace forms a striking centerpiece, bringing another layer of warmth and character and creating the perfect setting for the family to gather on cooler evenings.

From here, the living room flows effortlessly onto an enormous outdoor deck, creating an extension of the internal living space and an exceptional setting for entertaining. Also accessible directly from bedroom two, this elevated outdoor area provides yet another vantage point from which to appreciate the home's remarkable surroundings. Whether hosting friends, enjoying a quiet morning coffee or simply looking through the trees towards the lake, it is the type of space that needs to be experienced in person to truly understand its appeal.

The home's connection with the outdoors continues throughout the accommodation, with every bedroom enjoying access to a deck or balcony. Rather than simply providing bedrooms, the design gives each family member their own retreat and connection to the surrounding environment.

The main bathroom is a beautiful combination of timeless luxury and the home's signature character, featuring floor-to-ceiling tiles, a floating vanity and an incredible cathedral timber ceiling overhead. It is another example of the way contemporary finishes have been incorporated without losing the individuality that makes this residence so special.

Occupying majority of the upper level, the master suite is a true retreat. Grand in scale and positioned privately away from other accommodation, it features an enormous walk-in wardrobe, oversized ensuite with floor-to-ceiling tiling and its own private balcony. From here, the outlook through the trees towards Coombabah Lake is breathtaking - arguably one of the finest vantage points along Boreen Court and a view that provides an extraordinary backdrop to everyday life.

Bedroom three also enjoys its own private balcony overlooking the swimming pool, while each bedroom is complemented by built-in storage and individual split-system air conditioning, ensuring comfort and practicality for every member of the household.

Outside, the home continues to deliver. Positioned at the front of the property to maximise sunshine throughout the day, the swimming pool is surrounded by an oversized entertaining deck designed for quintessential Queensland summers. With an outdoor shower and enough room for the whole family to spread out, this is a space made for pool parties, weekend barbecues, long afternoons in the sun and summers spent entertaining friends and family.

For households requiring even greater separation, the lower level introduces another dimension entirely. Here you'll find the laundry, dedicated study nook and a separate media room - the perfect

destination for family movie nights or a retreat away from the main living areas.

Adjoining the media room, bedroom five presents exciting untapped potential. Complete with its own toilet and a private balcony spanning the width of the room, the space could continue as generous guest or family accommodation, be transformed into an additional living or children's play area, or potentially be further enhanced with the addition of a shower to create an even more private retreat.

The backyard itself is substantial, offering further space for children and pets while reinforcing just how unique this property is. A pedestrian gate provides direct access towards Coombabah Lake through the trees, placing the natural surrounds quite literally at your back door.

And ultimately, it is this setting that elevates 25 Boreen Court into a category of its own.

With no rear neighbour, peaceful lake views through the trees, cooling breezes, abundant birdlife and numerous decks from which to appreciate it all, there is a genuine sense of escape while remaining within the convenience of Helensvale. It is private without feeling isolated, substantial without losing its warmth, and character-filled without compromising the functionality required for modern family life.

From summer afternoons around the pool and family dinners gathered around the oversized kitchen bench, to winter evenings beside the cast-iron fireplace and quiet mornings overlooking the lake from the master balcony, this is a home designed to be lived in and loved through every season.

Bespoke in design, enormous in scale and overflowing with character, 25 Boreen Court represents an exceptionally rare opportunity for families seeking charm, privacy and long-term liveability in a setting that simply cannot be replicated!

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- Rare position directly fronting the natural surrounds of Coombabah Lake
- Bespoke family residence overflowing with warmth, charm and character
- Stunning timber flooring and exposed timber features throughout
- Soaring cathedral ceilings creating an incredible sense of space
- Complete rear privacy with no neighbouring home behind
- Peaceful lake views through the trees from multiple areas of the home
- Multiple outdoor decks connecting the home with its natural surroundings
- Every bedroom enjoys direct access to a private deck or balcony
- Enormous chef's kitchen designed for large-scale family entertaining
- Oversized island bench creating the heart of the home
- Generous adjoining butler's pantry with excellent storage and preparation space
- Open-plan kitchen, dining and living designed to bring the family together
- Expansive louvre windows welcoming cooling easterly breezes and natural sounds
- Character-filled cast-iron fireplace creating the perfect winter centrepiece
- Huge entertaining deck seamlessly extending from the main living area
- Sun-drenched swimming pool positioned to capture abundant natural light
- Oversized poolside entertaining deck perfect for summer

- gatherings
- Outdoor shower completing the ultimate poolside entertaining space
- Grand master retreat privately positioned on the upper level
- Private master balcony capturing some of the home's finest lake views
- Huge master wal

MORE DETAILS

Property ID 1X6UF47
 Property Type House
 House Size 485 m2
 Land Area 920 m2
 Including Study

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GROUND FLOOR



FIRST FLOOR



SITE PLAN



LOWER GROUND FLOOR

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25 Boreen Court,
HELENSVALE
QLD 4212, AUSTRALIA

-  920 m²
-  5 Bed
-  2.5 Bath
-  2 Car

Internal: 357 m²
External: 128 m²

Total: 485 m²

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