







37 Roberts Drive, Maudsland

A Private Leafy Sanctuary - Spacious Family Living Backing onto a Lush Nature Reserve

Discover the perfect blend of space, privacy and relaxed family living in this beautifully presented, single-level home, ideally positioned in a quiet, leafy street with a lush green nature reserve directly behind the property.

Built in 2016 and presented in pristine condition, this impressive residence offers 271.1m² of living space on a generous 727m² block, providing an exceptional lifestyle opportunity for families seeking room to spread out, entertain and enjoy the tranquillity of their surroundings.

With only one neighbouring property on the left, the home enjoys a wonderful sense of privacy and a peaceful natural outlook. Beautiful greenery filters through the generous windows, creating a light, airy and welcoming atmosphere throughout.

Best of all, there's nothing to do but move in and enjoy!

Space, Comfort and a Thoughtfully Designed Layout Designed with family living in mind, the home features four generously sized

4 2 2

FOR SALE
Offers Over $1,399,000

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

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Interested parties must rely solely on their own enquiries.

bedrooms, a dedicated private study or home office, and three separate indoor living areas.

All four bedrooms are thoughtfully positioned along a private hallway, separate from the main living zones, providing a peaceful retreat away from the hustle and bustle of everyday family life.

The spacious master suite is a standout, featuring a very large walk-in wardrobe and an impressive ensuite complete with double vanities and a separate bathtub.

The remaining bedrooms are well proportioned, while ceiling fans throughout all bedrooms and living areas, together with ducted air conditioning, ensure year-round comfort.

Three distinct living areas provide outstanding flexibility for growing families, working from home or simply enjoying your own space. These include a dedicated media room, a separate living room opposite the kitchen, and a distinct dining area.

Large windows throughout invite natural light into the home while capturing the beautiful leafy outlook beyond.

A Well-Appointed Kitchen at the Heart of the Home The well-designed kitchen combines practicality with plenty of space for everyday cooking and entertaining.

Features include:

Stone benchtops and a convenient breakfast bar. Abundant cupboard storage and generous preparation space. A walk-in pantry. Gas cooktop and large electric oven. Stainless steel rangehood. Dishwasher. Centrally positioned to connect with the surrounding living spaces, the kitchen makes entertaining and family gatherings effortless.

Exceptional Outdoor Entertaining Step outside and discover a fantastic outdoor entertaining area designed for enjoying the Queensland lifestyle.

The living areas at the rear of the home open onto a lovely covered alfresco area, complemented by an extra-spacious, fully paved outdoor entertaining deck overlooking the concrete inground saltwater swimming pool.

Whether you're hosting family barbecues, entertaining friends, enjoying a refreshing swim or simply relaxing in the peaceful surroundings, this outdoor space provides the perfect setting.

With the lush nature reserve as your backdrop, you'll appreciate the sense of calm and privacy that makes this property truly special.

Extra-Large Garage with Room to Spare The oversized 7.5m x 6.0m double garage offers substantially more than standard parking space.

Accommodating two vehicles, it also provides room for a jet ski or the flexibility to incorporate a sizeable workshop.

A larger-than-normal laundry conveniently connects the garage with the home's internal living areas, adding further practicality to the layout.

Comfort and Construction Features Built in 2016, this well-maintained home includes a range of features designed for comfort and practicality:

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Ducted air conditioning. Ceiling fans throughout all bedrooms and living areas. Gas hot water system. Sarking and ceiling insulation. Upgraded fire rating within the construction specifications. Single-level, lowset design. Three separate indoor living areas. Private study or home office. The home's pristine presentation means buyers can look forward to settling in without the immediate expense and inconvenience of undertaking renovations.

A Convenient Location for Family Living Enjoy the peace and greenery of a quiet residential street while remaining close to everyday essentials and key transport connections.

Conveniently located approximately:

1 minute's drive to the local state primary school and public bus pickup point. 3 minutes' drive to Pacific Pines Coles supermarket. 5—7 minutes' drive to the M1 Motorway, Westfield Helensvale and the train and light rail stations. A public park and sports oval are also located just beyond the local school. Travel times are approximate and should be independently verified.

The Seller Is Ready to Move Forward - An Opportunity Not to Miss Combining generous proportions, a flexible family-friendly floor plan, excellent outdoor entertaining, an oversized garage and a peaceful nature reserve backdrop, this property offers a lifestyle that is increasingly sought after.

The home is in pristine condition, has been priced with current market conditions in mind, and the seller is keen to move forward with their future plans as soon as possible.

If you've been searching for a spacious, move-in-ready family home with privacy, greenery and room for everyone, this property deserves your inspection.
For interested Investors the property would currently rent for $1300 to $1350 per week.

Offers over $1,549,000.

Contact us today to arrange your inspection and discover everything this exceptional home has to offer.

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MORE DETAILS

Property ID	36B8GMK
Property Type	House
House Size	271.1 m2
Land Area	727 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Pool
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage











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Internal: 256m² I External: 15m² I Total: 271m²

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.

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