



5 Flame Trees Crescent, Maudsland

## Refined Family Living with Exceptional Space & Lifestyle Appeal

VERSATILE FLOOR PLAN TO CREATE 4TH BEDROOM IF NEEDED.




Positioned on a hill opposite open green space and surrounded by established quality homes, 5 Flame Trees Crescent, Maudsland presents a sophisticated yet relaxed lifestyle of space, privacy and effortless living.

Set on a substantial 792m<sup>2</sup> parcel, this immaculately presented residence has been thoughtfully designed to maximise indoor-outdoor flow, delivering a seamless connection between the home's expansive living zones and its resort-style entertaining spaces.

At its heart, a generous covered alfresco with integrated bar overlooks the sparkling inground pool-creating a private sanctuary for year-round entertaining and relaxed family living.

### Key Features

- Three generously proportioned bedrooms, including a well-appointed master suite with ensuite

3  2  6 

### FOR SALE

Offers Over \$1,460,000

### AGENTS

Tim Wolff  
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### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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 **LJ Hooker**

- Two stylish bathrooms designed for both functionality and comfort
- Dedicated study/home office, ideal for professionals or flexible family living
- Light-filled open-plan living and dining with effortless flow to outdoors
- Contemporary kitchen perfectly positioned to oversee entertaining zones
- Fully tiled interiors for a refined aesthetic and low-maintenance living
- Exceptional vehicle accommodation with two separate lock-up garages:
  - Oversized garage with capacity for up to three vehicles, or ideal for a boat or caravan
  - Additional secure garage offering flexibility for storage or parking
- Additional two-car carport
- Expansive covered alfresco with built-in bar
- Sparkling inground swimming pool
- Landscaped, low-maintenance grounds
- Elevated position opposite a natural green space with no direct front neighbors
- 379m2 home

#### Location

Perfectly positioned for convenience without compromise:

- Moments to local schools and childcare
- 5 minutes to Maudsland Village Shopping Centre
- Easy access to the M1 for seamless connectivity to Brisbane and the broader Gold Coast
- Within easy reach of Helensvale Westfield, train and light rail
- Approximately 35 minutes to the coastline

A residence of rare flexibility and refined comfort, offering space for vehicles, lifestyle and entertaining-perfectly suited to the discerning Gold Coast buyer.

Contact Tim Wolff today to arrange your inspection of this outstanding Maudsland opportunity.

#### MORE DETAILS

Property ID	5HWNF41
Property Type	House
House Size	379 m2
Land Area	792 m2
Including	Study Pool Outdoor Entertaining Built-in-Robes

**Tim Wolff 0419 620 470**

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5 FLAME TREES CRESCENT, MAUDSLAND

 3  2  6

Internal: 283m<sup>2</sup> | External: 96m<sup>2</sup> | Total: 379m<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.

