



Maudsland, 7 Burley Griffin Drive

Sprawling Family Entertainer in Picturesque Lakeview Downs

Perched in the serene and sought-after Lakeview Downs estate, this sprawling residence offers all the privacy and comfort of acreage living and yet is just minutes from all the highlights of suburbia. A recent freshen up of the entire home means you'll be happy and settled in well before Christmas and can add your own personal touches over time.

Boasting 5 spacious bedrooms, several living and rumpus areas, 2 modern bathrooms, and ample parking with double garage plus 6 x 9 shed, this home is perfect for families of all sizes and situations. The property is fully fenced and tucked away behind an automatic sliding gate with a separate entrance to the lower pad, highlighted by an inviting in-ground pool and cabana area, ideal for relaxing and entertaining.

The home features a sturdy steel frame and is equipped with Samsung ducted air-conditioning to ensure year-round comfort. Energy efficiency is at the forefront with a

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For Sale

Offers Over \$1,675,000

View

ljhooker.com.au/91J0C

Contact

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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.

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6.6kW solar system and dual gas and solar hot water systems. Recent upgrades include a new pool pump, ensuring your pool remains pristine and additional amenities include separate power to the shed and a water tank, making this property as functional as it is beautiful.

Entertainment is a breeze with the oversized media room, complete with an Epson projector and Yamaha surround sound speaker system paired with a Sherwood Amplifier. The home's design is accentuated by 9-foot ceilings, creating an airy and spacious atmosphere.

Property Hallmarks:

- 5 bedrooms, 2 bathrooms; master suite with walk through wardrobe, ensuite and sliding doors onto al fresco and pool area
- 2 car DLUG plus 6 x 9 Shed with additional hardstand area behind - perfect for all the vehicles and toys your heart desires
- 3 incredibly generous living areas for easy entertaining no matter how long your guest list
- Large laundry/butlers pantry with floor to ceiling storage wall and additional cabinetry
- Additional storage in attic above garage - approx. 19.1 x 2.9m (55.3 sqm)
- Samsung wifi-compatible zoned ducted air-conditioning system throughout
- 6.6kW Solar system with over 15 years warranty remaining
- Internal walls have all been freshly painted throughout

Location & Infrastructure:

- 2 minutes to Mount Nathan General Store & Barrow Cafe/Restaurant
- 6 minutes to Maudsland Village Shopping Centre & Coomera Lodge Hotel
- 9 minutes to Coles Pacific Pines & mixed retail
- 11 minutes to M1 Motorway North & South
- 13 minutes to Westfield Helensvale
- 24 minutes to Gold Coast CBD (Southport)
- 29 minutes to Gold Coast Beaches (Main Beach)
- 40 minutes to Gold Coast Airport (Coolangatta)
- 50 minutes to Brisbane CBD
- 55 minutes to Brisbane Airport

This home offers so much more than first meets the eye, so be sure to come and see it for yourself. For more information or to book your inspection, please contact Jayson Edwards.

Disclaimer:

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.



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More About this Property

Property ID	91J0C
Property Type	House
Land Area	3325 m ²

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