



12 Ruth Terrace, Oxenford

RURAL PARADISE WITH URBAN CONVENIENCE

Positioned on just over an acre of prime useable land in the heart of Oxenford and featuring impeccably manicured gardens, multiple sheds and entertaining areas and endless amounts of space for those purchasers needing to securely store vehicles, equipment and machinery.

The stunning main residence offers potential buyers a great aspect and a family friendly floorplan with multiple living areas, ducted air conditioning throughout and more than enough space to cater to the demands of the growing family.

Boasting an incredibly long list of quality inclusions that are sure to impress, this amazing property really does have a lot to offer anyone searching for that acreage lifestyle on the Gold Coast. With the added bonus of being only minutes from all the major local amenities you don't have to compromise on convenience to secure your acreage dream.

We welcome your attendance at the open home, and we are confident an inspection will not disappoint!

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FOR SALE
SUBMIT ALL OFFERS

AGENTS

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AGENCY

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Main Residence:

- Four generous bedrooms, all with fans and built-in robes provided
 - Ensued master bedroom with walk in robe, storage room and direct access to the entertaining area overlooking the pool
 - Ducted air conditioning throughout the home for added comfort all year round
 - Spacious chef kitchen featuring stone benches, an abundance of cupboard space, dishwasher, electric cooktop, coffee nook / appliance cabinet and breakfast area
 - Large formal dining room directly off the living space, an incredible spot to host dinner parties with friends and family
 - Living room off the entrance foyer featuring a fireplace place for those cold winters nights
 - Separate formal lounge area with direct access to the covered external entertaining section
 - Separate laundry and adjacent powder room for added convenience
 - Main bathroom servicing three bedrooms and featuring a stone top vanity, shower, bathtub and floor to ceiling tiles
 - Impressive 10 Kw solar power system installed with Frontius inverter to help keep the electricity bills to a minimum
 - Lockable security screens and security lighting installed for added peace of mind
 - Gorgeous white plantation shutters installed throughout the home and mood lighting for added ambience
- " 3 —Phase power to the main residence and extending down to the shed and studio

General Features

- Fernery adjacent to the pool, ideal for indoor / outdoors planting with 4 undercover power points for automated pool cleaner and lighting
- Sparkling in ground swimming pool with compliant glass fencing and soft close gates and mood lighting
- Beautifully low maintenance Eco deck sunbathing platform
- 20KL water tank and electric pump situated behind the platform
- Extensive paved area to the southern side of the home complimented by manicured tropical gardens and a huge insulated flyover patio
- Outdoor bathroom with shower and toilet adjacent to the flyover patio

Garage

- Huge triple lock up 9m x 6.8m garage for those purchasers needing plenty of secure vehicle storage
- Roller doors with remote access installed and a drive through bay for added convenience
- Privacy blinds
- Sealed flooring for easy maintenance
- Automatic entry lighting installed

Carports

- Double carport with gable roof at the main entrance of the home
- Single carport alongside the garage with 3KL rain water tanks and electric pump to help keep the gardens looking spectacular year round

Studio

- Council approved 12m x 6m studio / office / workshop with potential for use as a granny flat STCA and local government requirements
- Fully insulated and lined throughout with undercover entry

- LED lighting installed throughout with external security lighting
- Fully screened with security mesh on all windows and doors
- Split system air conditioning to keep you comfortable while you work
- 5KL water tank with electric pump installed
- Phase power with independent power board

Green Shed

- 6m x 9m shed / workshop with front, side and rear access doors
- Phase power with independent power board
- High ceiling to accommodate a boat or caravan if required
- 5KL rainwater tank with electric pump

Yoga Cabana

- Adjacent to the pool area with views of the grounds and pony trail
- Easy maintenance concrete floor and feature lighting
- Two fully lined sides with slat protection on the third side

Located just minutes from the Oxenford Shopping Centre, Westfield Coomera and Westfield Helensvale with quick access provided to the M1 and multiple train stations for anyone needing to commute. To register your interest in the impressive family residence please contact Michael Folkard from LJ Hooker Gold Coast today!

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MORE DETAILS

Property ID	5H99F41
Property Type	House
Land Area	4117 m2

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- Legend**
1. Residence
 2. Entertaining Patio
 3. Covered Patio
 4. Garage
 5. Carport
 6. Poolside Pavilion
 7. Pool
 8. Deck
 9. Water Tank
 10. Fire Pit
 11. Yoga Cabana (5.2m x 5.0)
 12. Studio / Workshop (11.6m x 5.6m)
 13. Shed (8.8m x 5.0m)
 14. Driveway

12 RUTH TERRACE, OXFENFORD

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Internal: 281m² | External: 102m² | Garage: 68m² | Carports: 50m² | Total: 501m²

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.

