



Oxenford, 45 Palmerston Drive

Sellers Have Committed Elsewhere

An entertainer's dream nestled in the tranquil and picturesque suburb of Oxenford, 45 Palmerston Drive presents a unique opportunity to own a meticulously renovated, single-level residence that harmoniously blends modern elegance with the serene beauty of its Hinterland surroundings.

This stunning property, set on a generous 785sqm block, promises a lifestyle of luxury, privacy, and endless entertainment possibilities. 45 Palmerston Drive redefines urban living with its breath taking open-plan design, creating an unbroken flow of space and harmony from the lounge, through the dining area, to the kitchen. The masterpiece is an entertainment zone that caters to the sophisticated tastes of those who appreciate modern luxury and seamless connectivity within their living spaces. With a darkened media room and flexibility to create another bedroom, the largest of families have enough room to grow.

Property features:

LJ Hooker

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.

4 2 2 1

For Sale

\$1,148,000 - \$1,228,000

View

ljhooker.com.au/42N3GTJ

Contact

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LJ Hooker Coomera
(07) 5585 7888

- * Flood lit artificial grassed sport/training area
 - * New 10kw solar with 8kw Sungrow inverter with app controlled monitoring with isolar cloud
 - * Zoned ducted air conditioning
 - * Rainbird irrigation with 4 zones set on automatic timers with the ability to be controlled with WIFI
 - * App controlled Holman bluetooth garden lighting system
 - * Tesla wall mounted charger
 - * Modern kitchen with walk in pantry, plenty of storage, gourmet appliances & stone benchtops
 - * Media room
 - * Covered alfresco with flyover roof
 - * In ground pool with water features, glass fencing and app controlled lighting
 - * Large yard with stunning gardens
 - * 4 bedrooms with new ceiling fans and a mixture of walk-in and standard robes
 - * Stunning master ensuite and large walk in robe, smart designed behind mirrored sliding doors
 - * Main bathroom has double vanities and bath/shower
 - * North facing aspect to capture year round easterly ocean breeze
 - * Separate laundry
 - * Double remote garage
 - * Rental appraisal - \$1000 - \$1100 a week
- Plus much more that needs to be seen to appreciate!!

Why people love Oxenford:

Oxenford is a highly sought out suburb, with easy access to the M1, Helensvale Westfield where you will find the light & heavy rail connecting you to Broadbeach & Brisbane. The Gold Coast offers some of the most beautiful beaches in the world. You will be only a short 15 minute drive to the Southport Broadwater. The property is within walking distance to the local shops, bus stop and Gaven Heights Primary School. With access to Coolangatta & Brisbane airports under an hour.

With the sellers looking to downsize ASAP I have been instructed to submit all offers with price and conditions playing a part in the final accepted offer.

Important: Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.

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More About this Property

Property ID	42N3GTJ
Property Type	House
House Size	270 m²
Land Area	785 m²
Including	Ducted Cooling Pool Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

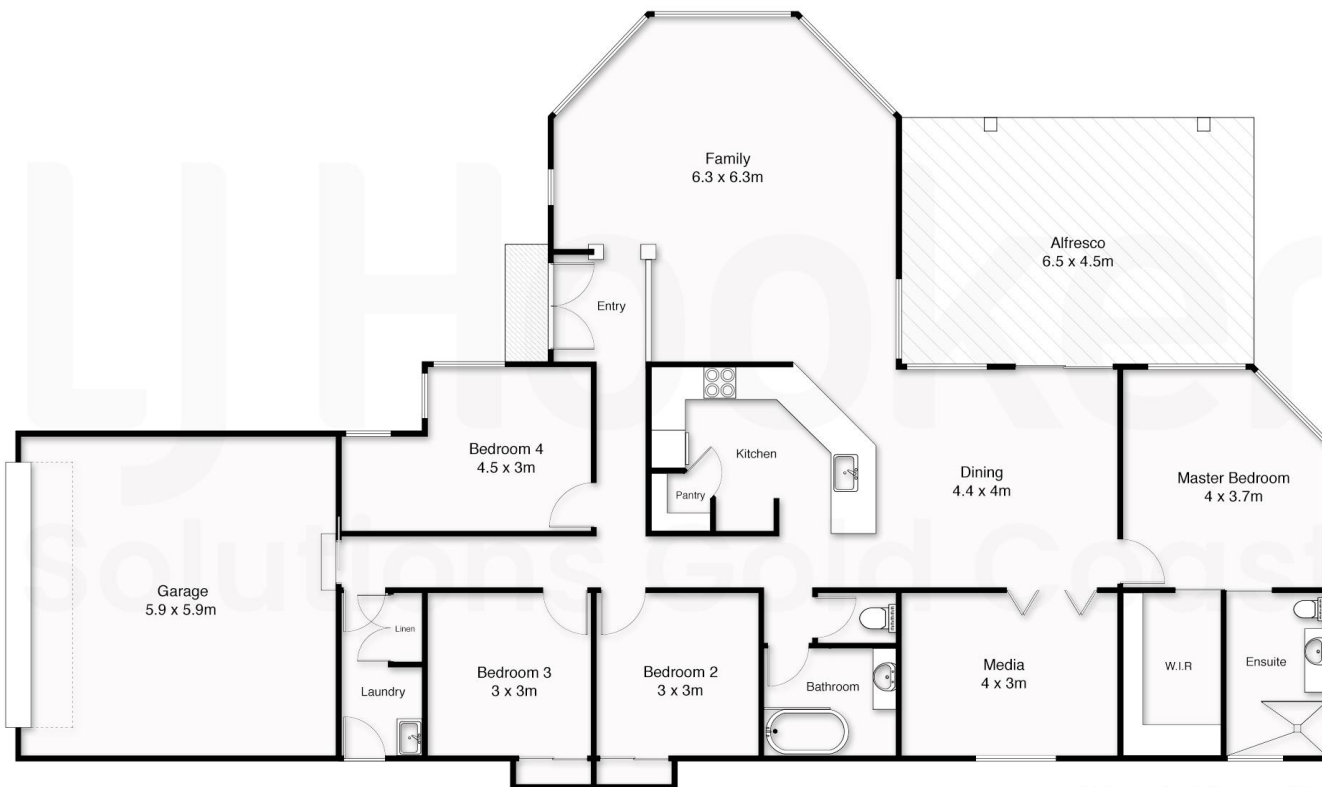
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Solutions Gold Coast

45 Palmerston Drive, Oxenford

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such for any prospective purchase.



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