



8 Hollyfern Court, Oxenford

NEAR QUARTER ACRE | LARGE POWERED SHED | FAMILY-SIZED POOL

OWNER OCCUPIED FOR 25 YEARS —FIRST TIME TO MARKET!
Positioned at the end of a quiet cul-de-sac, this much loved and beautifully maintained single-level home sits proudly on a flat 938m² block (the biggest in the estate!)

Designed with family living in mind, the home offers multiple zones to relax and entertain. Enjoy year-round outdoor living under the expansive undercover alfresco area, watch the kids splash in the generous in-ground pool, and take full advantage of the powered 6x6 shed... PLUS a double carport and plenty of additional space for caravans, trailers, and multiple vehicles.

Features Include:

- * North-facing, end-of-cul-de-sac position in a quiet, family-friendly pocket
- * Large air-conditioned family room with charming bay window
- * Light-filled living/dining zone opening directly to the outdoor area
- * Expansive undercover alfresco entertaining space

4 2 8

FOR SALE
JUST LISTED!

AGENTS

Siarne Loeve
0422 609 353
siarne@ljhteam.com.au

AGENCY

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

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.

LJ Hooker

- * Massive 6x6 powered shed with 6x3 attached covered carport
- * Additional 6x6 carport & 3x3 garden shed
- * Large in-ground pool with plenty of grass for kids and pets to play safely and securely
- * Central kitchen with dishwasher, breakfast bar and excellent storage
- * Master bedroom with walk-in robe, ensuite, ceiling fan and air-conditioning
- * Three additional double bedrooms with built-in robes & ceiling fans
- * Family bathroom with bath, shower & separate toilet
- * Huge 938m2 flat, fully fenced yard
- * Double lock-up garage with internal laundry
- * Ceiling fans + three air-conditioning units throughout
- * Ample space for caravans, trailers and all the toys
- * 3000L & 2000L water tanks x1 with pump
- * Security screens throughout
- * 20 German-made solar panels with 6.6kW system
- * Standalone home —no body corporate
- * Freshly painted throughout
- * Brand new carpet
- * Water: \$418 (last quarter)
- * Rates: \$1,084 (bi-annually)
- * Rental appraisal \$1,070 - \$1,130 p/w

A prime opportunity to secure a quality home in one of Oxenford's most sought-after locations - moments from major shopping, restaurants, the M1, and local boat ramps. Walking distance to the 4.2km Regatta Waters Lake circuit and zoned for Oxenford State School and Helensvale State High.

For more information or to arrange your viewing, contact Siarne Loeve on 0422 609 353.

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MORE DETAILS

Property ID 35TGGMK
 Property Type House
 Land Area 938 m2

Siarne Loeve 0422 609 353

Sales & Marketing Specialist | siarne@ljhteam.com.au

LJ Hooker Pacific Pines | Helensvale (07) 5573 2099

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8 Hollyfern Court OXFORD



4 | 2 | 4 | 202m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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