



1 Sylvia Close, Pacific Pines

4 2 8

## Beautifully Upgraded Family Home with Exceptional Outdoor Entertaining

Positioned on a generous 800m<sup>2</sup> corner block backing Salvado Drive, this spacious four-bedroom plus study home offers comfortable family living with a range of quality upgrades that enhance both lifestyle and practicality.

Freshly painted inside and out, the home presents with a crisp modern feel and features new ducted air-conditioning and a brand new 13.2kW solar system for year-round comfort and energy efficiency. High 9-foot ceilings and extra-height doors throughout enhance the sense of space and light.

Designed for family living, the home offers a functional layout with open-plan living and dining, a separate media room and study, and a modern kitchen with island bench at the heart of the home. Four spacious bedrooms include a master with ensuite, while new carpet, upgraded LED lighting and a CCTV security system add further comfort and peace of mind.

Outside, the property impresses with a Hamptons-style white PVC

**FOR SALE**  
EXPRESSIONS OF INTEREST

### AGENTS

Julie Cumming  
0404 453 397  
jcumming@ljhgc.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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fence with electric sliding gate, providing privacy and strong street appeal. A second driveway and pedestrian gate allow easy access to the backyard where you'll find a huge 15m x 5m covered outdoor entertaining area, perfect for gatherings and relaxed Queensland living.

The low-maintenance landscaped yards are complemented by new fencing and concrete sleeper retaining walls, along with a 6m x 3m shed with lights and power. An oversized remote double garage with plumbing plus off-street parking for up to six additional vehicles makes the home ideal for families with boats, caravans or work vehicles.

Located in the highly sought-after Pacific Pines community, the property is just minutes to Westfield Helensvale, quality schools, parks, shops and easy M1 access, offering the perfect combination of space, convenience and lifestyle.

Features Include:

- Large family home on 800m<sup>2</sup> corner block
- 4 bedrooms with built-in robes
- Study and separate media room
- foot ceilings and extra-tall doors
- Open-plan tiled living and dining
- Modern kitchen with island bench
- New carpet, LED lighting & CCTV security
- Freshly painted internally and externally
- New 13.2kW solar system & ducted air-conditioning
- Hamptons-style PVC fencing with electric gate
- Second driveway and pedestrian access
- 15m x 5m covered outdoor entertaining area
- 6m x 3m shed with lights and power
- New fencing and concrete sleeper retaining walls
- Oversized double garage with plumbing
- Parking for up to 8 vehicles (including garage)
- Low-maintenance landscaped yards
- Large backyard ideal for children and pets

Disclaimer: Properties in Queensland that are for sale by auction or without a price cannot have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

## MORE DETAILS

Property ID 5HT2F41  
Property Type House  
House Size 382 m2  
Land Area 800 m2  
Including Study  
Ducted Cooling  
Ducted Heating  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Solar Panels  
Liveability

**Julie Cumming 0404 453 397**  
Sales Specialist | [jcumming@ljhg.com.au](mailto:jcumming@ljhg.com.au)

**LJ Hooker Nerang (07) 5581 4422**  
2-4 New Street, NERANG QLD 4211  
[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhg.com.au](mailto:nerang@ljhg.com.au)





1 SYLVIA CLOSE, PACIFIC PINES

 4  2  2

Internal: 284m<sup>2</sup> | External: 98m<sup>2</sup> | Total: 382m<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.

