

## Pacific Pines, 14 Huxley Court

DREAM BIG FAMILY HOME AWAITS —PRIME LOCATION —READY NOW

We welcome you to your next perfect oasis nestled in a tranquil cul-de-sac in popular Pacific Pines.

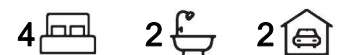
This lovely large four-bedroom family home has just been professionally painted inside and out with brand new carpet, making it move-in ready for both discerning home buyers and savvy investors.

Please see attached photos, floor plan and the walkthrough 360 video.

Enjoy a generous lounge/media room, perfect for family movie nights, alongside a large family room and dining area that seamlessly connects to the inviting alfresco area, ideal for outdoor entertaining. Stay comfortable all year round with zoned ducted air conditioning throughout the home.

# 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.



**For Sale**  
Buyers Above \$950,000

**View**  
[ljhooker.com.au/35ACGMK](http://ljhooker.com.au/35ACGMK)

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**LJ Hooker Pacific Pines | Helensvale**  
**(07) 5573 2099**

The expansive kitchen is a chef's dream, with a large pantry, abundant bench space and cupboards, electric glass cooktop, stainless steel oven and rangehood. The open plan kitchen overlooks the family, dining and outdoor undercover alfresco area.

With four generously sized bedrooms, each equipped with built-in robes, you will have all the space you need. The large master bedroom has its own ensuite.

The rear yard is open to options and ideas limited only by your imagination and backing onto serene bushland. The home offers the privacy and tranquillity you have been searching for, a perfect retreat after a long day.

A double garage and plenty of room in the extended driveway ensuring ample extra parking is never an issue for you or your guests. An easy option to landscape the large front yard to enable private parking for the boat or caravan.

This is more than just a house; it is a place where memories are made and where you can add your own personal touches. Do not miss your chance to call this gem home.

Advertising has Digital furniture in the professional photos to assist presentation

## FEATURES

Freshly painted inside and out with brand new carpet throughout.

4 Bedrooms with Built in robes, Grand master with ensuite.

2 separate large living areas: Lounge/ Media, Family & Dining

Open plan kitchen with Stainless Steel oven, rangehood, Glass cooktop & pantry

Open plan kitchen seamlessly integrates with the family, dining and alfresco area.

Undercover alfresco area, great for BBQ's or a few drinks with friends and family.

Separate laundry with bench space room for a dryer etc

Plenty of storage space with two linen cupboards

Zoned Ducted Air conditioning throughout the home.

Double garage with internal access and plenty of room at the front of the garage for extra parking on the long driveway

Fully fenced yard, backing on to bushland

Sound investment return with estimated rental approx. \$880 to \$910 per week.

LJ Hooker can assist with professional property management.

Estimate Land rates \$1,350 for 6 months and water rates \$350 for 3 months.

Land size 1189m<sup>2</sup>. Home Built in 2004

Close to Coles, Pacific Pines Shopping Centre, G-Link & Rail station, Westfield shopping centre, M1 Highway, Griffith University, the Gold Coast hospital & Southport CBD, and local schools.

A short drive to the Beach, Broadwater, Surfers Paradise, Wet & Wild, Movie World, Dreamworld and other Gold Coast attractions.

Eager to experience the charm and potential of this home? Join us for our upcoming open homes or call Paul Ellem or Lina Onorato.

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## More About this Property

<b>Property ID</b>	35ACGMK
<b>Property Type</b>	House
<b>House Size</b>	232 m <sup>2</sup>
<b>Land Area</b>	1189 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Fully Fenced Remote Garage

**Paul Ellem 0417 488 277**

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**Lina Onorato 0417 488 764**

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**LJ Hooker Pacific Pines | Helensvale (07) 5573 2099**

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14 HUXLEY COURT, PACIFIC PINES

 4  2  2

Internal: 202m<sup>2</sup> | External: 30m<sup>2</sup> | Total: 232m<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.

