



Pacific Pines, 26 Fletcher Crescent

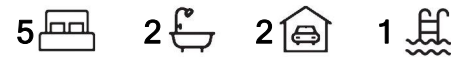
TAKE A HOLIDAY AT HOME IN YOUR OWN BACK YARD!! SOPHISTICATED LIVING AT ITS VERY BEST IN AN EXCELLENT ELEVATED LOCATION!!

This sprawling fabulous 357 square metre 5 bedroom family home, is located in a very quiet elevated location, opposite a nature reserve directly across the other side of the street.

The Park Lake Primary School is just a short stroll away as is also the local bus stop. Access to the M1 Motorway and the Helensvale Westfield Shopping Center, Train and Light Rail stations are also all just a few minutes drive away. Plus its just a 30 minutes journey to the Coolangatta International Air Port.

The homes features include.

*4 extra large bedrooms all with built in wardrobes and ceiling fans. The king-size master bedroom has a walk through wardrobe and a very spacious private ensuite bathroom, it is



For Sale
Offers Over \$1,495,000

View
ljhooker.com.au/35HHGMK

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LJ Hooker

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also air conditioned. The 3 bedrooms positioned at the front of the home has its own living/rumpus room, that also has a study nook, This area is also air conditioned. Plus there is a 5th bedroom/multipurpose/media room that is also air conditioned.

* The other separate living areas, include a very long sitting/ lounge/ study room. A spacious family room and a games/dining room.

The family room open out through double stacker doors to the extraordinary and spectacular outdoor alfresco living/entertaining area that would be like a dream for people who love to live outdoors and enjoy entertaining family and friends. It comes with its own sit up bar, with bar fridge, electric barbecue, outdoor heaters and TV .

Plus a spacious outdoor lounge room, both areas come with ceiling fans. This is all set on an Eco pool deck complete with mood lighting. All this over looks the stunning heated inground swimming pool.

At one end of the pool area there is also a 3X3 heated Spa with lighting plus an out door fire pit/combustion fire place.

* The large Modern Gourmet Kitchen includes an island bench with breakfast bar, plenty of storage and bench space, and is equipped with quality appliances, plus a large fridge space with water connection, a dishwasher is included.

* The Double auto Garage is an extra large one measuring 7.720 X 5.750 metres, with room for a workshop, and extra storage.

* The home comes with many extra such as. A 32 panel solar power system and 10kw Inverter, Gas hot water system, ceiling insulation, speakers in the games room and outdoor areas, an alarm system, fitted pool solar blanket, extra outdoor electric plug points.

The home was built in 2011 and is sited on a 714 square metre level block.

For interested investors the property would currently rent for between \$1300 to \$1350 per week

This is simply a fantastic large family home that is in excellent condition and will certainly provide a wonderful home and lifestyle for its new owners, who can simply just move in and enjoy without having to do anything.

The owners are keen to achieve a quick sale and have priced the property to meet the current market conditions

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More About this Property

Property ID	35HHGMK
Property Type	House
House Size	357.82 m2
Land Area	714 m2
Including	Ensuite Study Air Conditioning Toilets (2) Alarm Pool Spa Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

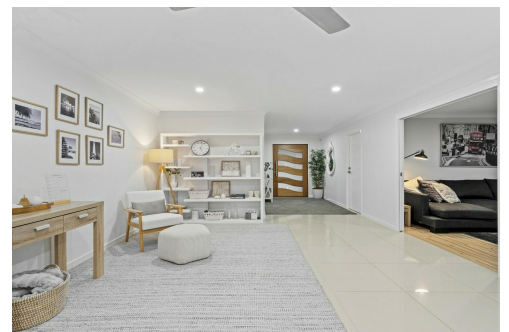
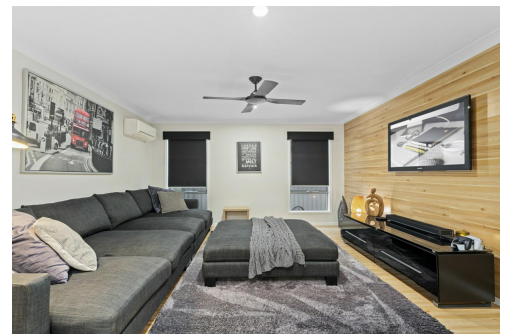
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26 FLETCHER CRESCENT, PACIFIC PINES

5 2 2

Internal: 303.17m² | External: 54.65m² | Total: 357.82m²

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.

