



## Pacific Pines, 44 Diamantina Circuit

SOPHISTICATED LIFESTYLE LIVING AT ITS VERY BEST!! A MAGICAL FAMILY HOME IN A QUIET SECLUDED LOCATION WITH VIEWS OVERLOOKING A NATURE RESERVE!!

If it's a home which is something very special you are searching for, and you want to enjoy the good life, plus love entertaining family and friends, without all the hours spent doing property maintenance.

This stunning home is located in a super quiet and secluded location overlooking a lush green nature reserve. Plus its only a few minutes' walk to the local parks, schools, bus, and sports ovals.

The local shops are just a few minutes' drive away and access to the M1, the Helensvale train and light rail stations and Westfield shopping center a comfortable 8 minutes away. Approx traveling times are 50 minutes to Brisbane, and 35 minutes to the Gold Coast

# 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.

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**For Sale**  
Offers Over \$1,190,000

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

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

International airport.

The sprawling home is in pristine condition, and is packed with added extras, that are just too many to list here. The home features include.

\*4 extra-large light and airy bedrooms all with built in wardrobes, ceiling fans, plus each has ducted air conditioning which is zoned. Two of the children's bedrooms have their own TV screens. The master bedroom has a very spacious walk in wardrobe and a large private ensuite bathroom.

\*The sprawling living areas include the downstairs Media/Lounge room. An open plan combined Family and Dining room and upstairs a large Rumpus room for the children to use as their games, study room.

\*The front Media room overlooks the stunning inground swimming pool with its own tiled outdoor entertaining area and with views to the nature reserve across the street.

\*At the rear of the home the Family room has sliding stacker doors that open out onto a magnificent covered outdoor entertaining area, with a heated spa and a separate cooking island with Bar B Q and bar fridge. Perfect for your own private enjoyment or for entertaining family friends and guests. There is also an outdoor TV included.

\*The splendid well planned modern kitchen is a chef's delight, with solid stone benchtops, breakfast bar, gas cook top, large stainless steel range hood, and oven. Plus there is a spacious pantry and a large fridge opening with a water connection.

The home has high ceilings throughout and comes with ducted air-conditioning, which is zone controlled to ensure year round comfortable living. There is copious LED lighting throughout, a security camera, and gas hot water system, plus to many other inclusions to mention.

The home was built in 2009 sited on a 480 square metre block, and is in first class condition with nothing to be done except just move in and enjoy your new superb life style.

For interested investors the property would currently rent for \$1100 to \$1,200 per week.

This absolutely magical family home is simply a fabulous opportunity not to be missed for buyers looking for a home in this price range, and will not be on the market for long as your inspection will prove. So be quick and don't miss out on this one.

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

<b>Property ID</b>	35GVGMK
<b>Property Type</b>	House
<b>Land Area</b>	480 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Pool Spa Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

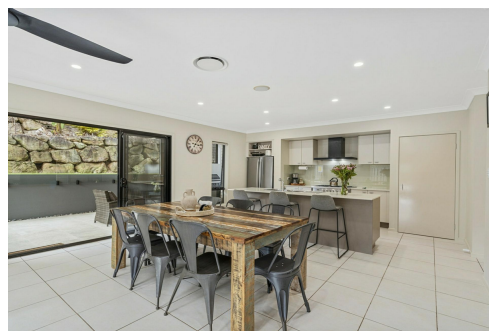
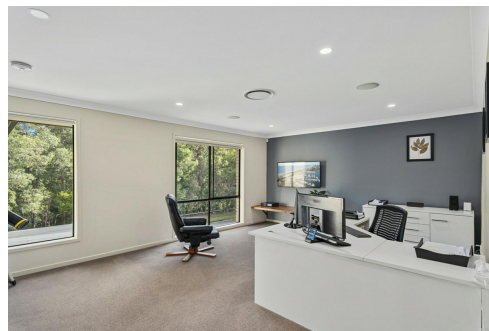
**John Reason 0411 355 810**

Sales Person | Licensed Real Estate Agent | [jreason@ljhteam.com.au](mailto:jreason@ljhteam.com.au)

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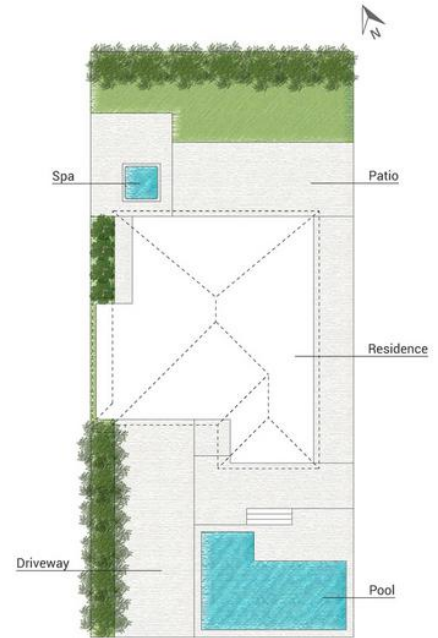


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44 DIAMANTINA CIRCUIT, PACIFIC PINES

4 2 2

Internal: 259m<sup>2</sup> | External: 45m<sup>2</sup> | Total: 304m<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.

