

# 1 Duice Court, Oxenford, Qld 4210

## House For Sale

Wednesday, 12 June 2024

**LJ Hooker**  
Solutions Gold Coast

1 Duice Court, Oxenford, Qld 4210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 922 m2**

**Type: House**



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## Buyers Above \$950,000

Step into the serene oasis you've been dreaming of, located in the coveted enclave of Oxenford. This remarkable residence nestled within a peaceful cul-de-sac beckons you to embrace a lifestyle of unparalleled comfort, space, and endless entertainment possibilities with the full size inground pool. First viewing at the OPEN HOMES this weekend SATURDAY 10 am to 11am and SUNDAY 10am to 11am, we look forward to assisting you. Please see the attached photos, floor plan and full 360 view walk through tour. Boasting four spacious bedrooms plus a versatile home office and or optional 5th bedroom for visitors. Set on a sprawling 922m<sup>2</sup> block with quality updated Colourbond fencing on all sides, access via an electronic sliding secure front gate. The generous flat grassed yard has a cubby house and room for the family sports day, plus the option of side access for the family boat. This home is a testament to thoughtful design and family-centric living. Every corner has been carefully crafted to seamlessly blend convenience, offering a haven where every member of the family can thrive. The heart of this home is a symphony of open-plan living spaces, where a massive welcoming family and dining area merges effortlessly with a separate lounge room. Whether it's unwinding after a long day or hosting gatherings with loved ones, these expansive spaces provide the perfect backdrop for cherished moments, combined with zoned ducted air conditioning throughout your home. Step outside into your own private retreat with an enormous all-weather alfresco entertaining area spans the entire length of the home, with room for the pool table, outdoor lounge, BBQ and 12 seat dining table. Imagine lounging by the sparkling saltwater pool, surrounded by the soothing sounds of nature, creating memories that will last a lifetime. This home is more than just a place to live, it's a canvas waiting for your personal touch. With plantation blinds throughout and a double garage converted into a multi-purpose room, you can move in and start living the life you've always dreamed of without delay. The garage area can be converted back if needed or use the secured gated front area for parking 3 cars, plus the option of a bigger area by extending the cement for additional cars, trailer, boat or jet ski, with a possible sail or carport. Don't miss your chance to make this exquisite property your own. Embrace the tranquility, space, and endless entertainment possibilities that await in this truly exceptional home.

**FEATURES** 4 Bedrooms with Built in robes plus Office or 5th bedroom. Grand master suite with walk-in wardrobe and ensuite. Open plan kitchen with Stainless Steel Appliances, Glass cooktop, pantry & plenty of bench space. Expansive undercover alfresco area overlooking the pool, great for entertaining friends and family. Sparkling inground saltwater pool added in 2006, home built 2000. 2 separate large living areas: Lounge, Family & Dining. Separate laundry with external access. Zoned Ducted Air conditioning throughout the home. 315 L Hot water service only 2 years old. Plantation Blinds throughout, Ceiling fans & security screens. Double garage converted into a multipurpose room. Extra parking behind the fully gated property, and side access options. Massive garden shed with lights and power points for all your gardening needs and plenty of storage options under the alfresco area. The yard is massive and completely fenced with Colourbond fencing. Sound investment return with estimated rental approx. \$880 to \$920 pw. LJ Hooker can assist with top end property management. Estimate Land rates \$985 for 6 months and water rates \$475 for 3 months. Close to Coles, Helensvale 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. Disclaimer: All information contained is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.