

**30 Derwent Avenue, Helensvale, Qld 4212**



**Sold House**

Friday, 3 November 2023

30 Derwent Avenue, Helensvale, Qld 4212

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 4028 m2**

**Type: House**



Chris Xhayeteux  
1300031261

## Contact agent

Positioned in the River Downs estate, right in the heart of Helensvale, you will find this impressive, much loved and flexible family home. Offering an acreage lifestyle with all the city conveniences you can imagine. There are not many acre properties on the eastern side of the Motorway with this level of convenience. Elevated from the street on a fully useable 4028m<sup>2</sup> block, the home boasts an outstanding 70m+ frontage. The sweeping front veranda is the perfect place to enjoy the rolling front lawn and to take in everything that this remarkable home has to offer. Everything that you could possibly need in an acreage home is provided for you here. The substantial single level home has a gorgeous sunken lounge, perfect for those cosy nights by the fire place. The kitchen opens into the other living spaces and flows seamlessly out to the large alfresco entertainment space. From there we move into the private resort style pool area completed with the most amazing pool house. Simply perfect for entertaining friends and family this summer. Up the back of the property you will find a large flat backyard with another double garage & a double tandem carport with extra height for a caravan or a boat. The extended family is also taken care of. There's a segregated 5th bedroom with its own ensuite that can be found at the rear of the large garage. With separate access this flexible space provides versatility for private guest accommodation, a home office or the potential for a fully self-contained granny flat. With truly everything provided and in an amazing central location, family living doesn't get any better! Features include - \*New "Basalt" Colorbond Fence all the way round the perimeter boundary. \*Brand New "Monument" Colorbond Roof (House, Garage, Awning & rear shed), Gutters, Gutter Guards & Downpipes. \*Brand New Insulation blanket under the roof sheeting to the main house & garage. \*Studio Bedroom attached to the Garage. \*Pool House \*Cathedral Ceilings in the Sunken Lounge & dining room. \*Solid brick house \*Side access for cars & small trucks 100% useable block with only a gentle slope. \*House size: 497 sqm plus shed 36sqm and carport 30sqm \*Land size: 4028m<sup>2</sup> \*5 bedrooms, 2 with ensuites \*3 bathrooms total \*Master bedroom with extra large walk in robe and ensuite \*Private courtyard off master bedroom with shade sails \*Formal dining room \*Modernised, generous kitchen with lots of storage including 2x large pantry cupboards \*2nd Living Room (ideal room to be converted into a home cinema) \*Huge alfresco area \*Expansive front veranda \*Resort style pool with pool house & fire pit \*6 car garaging comprising: Main Double Garage, Double Tandem Carport & 6m x 6m shed with power \*Ducted zone controlled air-conditioning to main house plus split system to guest suite \*Only 5 minutes to the M1 \*10 minutes to the Beach & Cafe's @ Paradise Point \*5 minutes to Movie World, Top Golf, Outback Spectacular & Wet'n'Wild \*10 minutes walk to high school \*Property is on the school bus route \*10 minutes to Westfield Helensvale, train and light rail Homes in this exclusive enclave are tightly held and very rarely available. Offering acreage living but in an ultra-convenient location. With world class schools, shopping, golf and boating right on your doorstep there is no better place to call home. For further information or to arrange a private viewing, contact me anytime, I'd love to help!