

40 Citron Cres, Helensvale, Qld 4212

Sold House

Wednesday, 13 March 2024

40 Citron Cres, Helensvale, Qld 4212

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 313 m2

Type: House



JX PROPERTY GROUP

Contact agent

Welcome to your new home at 40 Citron Crescent. This home offers a private sanctuary within the highly sought-after Surrounds Estate. A prime opportunity to experience that fresh modern feel, this location also offers enviable access to amenities in every direction with extensive shopping, business districts, dining, and schooling at your door. The Gold Coast University Hospital is nearby, the suburb is serviced by major transport corridors, bus and rail service. It is located just a short drive to the hinterlands and the beach is just 8km's away! This secluded estate offers multiple parks, walking paths and a dog park. A meticulously 293m² one off designed low maintenance home with 2.74m high ground floor ceilings and 2.59m high upper floor ceilings gives this already spacious home an open feeling that is aggrandized by the 2.4m high windows and corner stacker doors to the ground floor complementing the generous open plan layout with an abundance natural light. The 2.4m high, corner stacker, glass sliding doors guide seamless transition to the covered alfresco and pool zone, with indoor/outdoor flow uninterrupted. It is the ideal space to extend your living or dining outdoors. The large central kitchen is a standout with bi-parting bi-folding windows that opens the kitchen to a stone servery located in the outdoor area for ease of offering food and drink without guest having to go into the home. Perfect for those pool days. The large kitchen offers extensive bench space including a rare T shape island bench that is used as a double-sided breakfast bar / dining table with storage underneath. In addition to the vast amount of bench space, overhead cupboards, shelving, under bench storage and drawers, the kitchen comes with 900mm appliances, gas cooktop and rare pot tap located above cooktop for ease when cooking. A butler's pantry is located next to the kitchen, stylishly hidden away by a 2.4m high barn door that flows into the butler's pantry, walk-in pantry and onto the Laundry. Situated in eyesight of the kitchen, dining and living rooms is a built-in display corner that has ample shelving and under bench storage. This corner display is perfect to use to display family photos, trophies and awards, as a bookshelf or bar. It has two walls one that faces the kitchen and one that facings the dining room so you can split the theme. Proceeding up the timber open tread staircase will bring you to the upper floor multi-purpose room central to all bedrooms. Each of the four bedrooms are privately positioned on the upper level and include built-in storage and plush carpet. The master bedroom enjoys the additional benefit of a large walk-in robe and stylish ensuite wet room including a free-standing bath, two shower heads and two wall mounted showers all of which can be used at the same time. With a separate enclosed toilet, black fixtures and brilliant vanity, shelving, and hamper storage this is the ensuite of your dreams! The family bathroom is also on the upper level with the same high-end quality with an additional separate basin and vanity unit and separate enclosed toilet located outside of the main bathroom allowing up to three people to be using the area at once. Great for children getting ready in the mornings. An additional powder room is located downstairs for guests. Additional features included in your new home are:

- Pool, with built in seating and glass fencing
- Built in EV car charger in garage
- Ducted A/C
- 6.6kw Solar
- 2.74m Lower floor height with all hinged and sliding doors being 2.4m high
- 2.55m Upper floor height
- 2.4m high x 1.2m² wide timber entry door with digital lock
- Entry door and front facade lower floor window has frosted glass for your privacy
- Built in blue tooth ceiling speakers to kitchen and lounge room
- 2.4m high garage door allowing higher vehicles or vehicles with roof racks access
- Epoxy flooring to garage
- Nooks in garage for storage or future work bench with power points
- Wide staircase and hallway
- Built in bar / bookcase / photo display with storage under
- T island bench that can be used as a dining table or breakfast bar both side with storage under
- 900mm Technika appliances
- Gas cooktop and Hot Water system
- Black tapware throughout
- Pot tap located above cooktop
- Butler's Pantry with overhead cupboards
- Walk in pantry
- Separate laundry with overhead cupboards
- Overhead cupboards to laundry and butler's pantry
- Kitchen servery windows opening to outside bar / servery
- Corner stacker doors opening living to external
- Barn door to butlers
- Upper floor muti purpose room
- Separate toilet and separate basin with cupboard under to the bathroom
- Walk in ensuite
- Free standing bath
- Pendent multi lights to stair void
- TV points in Lounge, Master and upper MPR is elevated for wall mounted TV
- Sound insulation batts above the lounge room / master bedroom.
- Master bedroom is at the rear of the house
- Feature brickwork around garage runs into the house in hallway

Situated on a quiet street, this property offers a convenient lifestyle, with a playground, café, and leisure centre all within a 5-minute walk. With its prime location, stunning features, and impeccable presentation, this home is an outstanding opportunity for the homeowner or investor. TO REGISTER: Please register to ensure that you receive notification of any updates or cancellations. Click "Get in touch" or "send enquiry" to register your details for the open home you wish to attend. DISCLAIMER: The information provided, including school catchment, distance of amenities, roads as well as property details such as dimensions, pricing,

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