

# 5 Timberlea Court, Helensvale, Qld 4212



## House For Sale

Friday, 19 April 2024

5 Timberlea Court, Helensvale, Qld 4212

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 4487 m2

Type: House



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## Auction

THIS PROPERTY IS GOING TO AUCTION ON SATURDAY THE 11th MAY AT 9:30 AM ON-SITE UNLESS SOLD PRIOR. PHONE BIDDING ACCEPTED. TO REGISTER TO BID OR TO PRESENT AN OFFER PRIOR TO AUCTION, CONTACT SELENE OR ADAM TODAY. Welcome to 5 Timberlea Court in Helensvale, a rare 4,487m<sup>2</sup> property offering a peaceful suburban lifestyle just 10 minutes from Paradise Point beach. This spacious single-level home, nestled within Riverdowns estate is perfect for growing families, multi-generational families, home-run businesses, tradies, and those wanting a bit of extra land in a location that's close to everything! Featuring five spacious bedrooms, multiple living areas, a large Tasmanian Oak kitchen, an attached dual-living / rumpus space, as well as an outdoor oasis with a refreshing pool, this property is designed to accommodate various lifestyles. Plus, its convenient proximity to schools and amenities are just some of the things that you will love about this home. Check out all these features below!

**FAST FACTS:**

- 5 x Bedrooms
- 3.5 x Bathrooms
- 3 x Living areas
- 2 x Car shed
- 4,487m<sup>2</sup> block size
- Flat block with limited trees
- Fully fenced
- Swimming pool
- Solar panels

**THE FINER DETAILS:**

- Dual-Living - The double garage has been converted into a living space and is complete with a kitchenette, bathroom, walk-in wardrobe and air-conditioning. Additionally there's ample space for installing a laundry.
- Colorbond Fencing - Wrapped around the whole property and split down the middle of the yard (Roughly \$65,000 worth of work).
- Space for hobby vehicles - There is plenty of space available for parking a boat, trailer, or caravan, with dedicated hook-up points for waste disposal, plumbing, and electricity for caravans.
- 3 x Free Standing Sheds: 1 x Double shed 6m x 6m with 2 car bays and electricity, 2 x worker sheds in the back of the yard.
- Outdoor Powerpoints - 4 x powerpoints are conveniently situated, one on each corner of the house exterior.

**INDOOR FEATURES:**

- 5 x Bedrooms - Master Suite, 3 x secondary bedrooms and the converted garage
- The Master Suite is LARGE with outdoor access through sliding doors.
- Additionally, it includes a walk-in wardrobe, a spacious ensuite with a luxurious spa bath, and air-conditioning and a ceiling fan.
- The 3 x secondary bedrooms feature a built-in wardrobe and a ceiling fan.
- 3 x Living Areas - formal living, multipurpose / study, open-plan living with dining and kitchen.

**SPACIOUS open-plan kitchen, living and dining room features a double sided freestanding wood fireplace, air-conditioning and outdoor access via 2 sets of sliding doors.**

- LARGE kitchen with plenty of cabinet and benchtop space, and laundry room separated via a sliding door.

**OUTDOOR FEATURES:**

- HUGE 4,487m<sup>2</sup> flat block!
- Inground saltwater pool
- The yard is divided with fencing, providing separate sections for different activities or landscaping features.
- Back section of the yard can be accessed via a gate from the house and has its own separate driveway leading from the front yard
- Additionally, the back yard has been semi-cleared - a great blank canvas for those who have landscaping or storage ideas.
- 3 x Water tanks
- Walking distance to Helensvale State High School, close proximity to M1, Westfield, theme parks & more.

**LOCATIONS NEARBY:**

- Helensvale State High School - 1.3km
- Movie World & Top Golf - 2.9km
- Robert Dally Park - 3.1km
- Westfield Helensvale - 6km
- Homeworld Helensvale - 5.9km
- Paradise Point Beach - 9.8km

**AUCTION DETAILS:** This property is going to Auction on SATURDAY THE 11th MAY AT 9:30 AM ONSITE UNLESS SOLD PRIOR. Phone bidding accepted. To register to bid or to submit an offer prior to auction, contact Selene or Adam today.

**ADDITIONAL AUCTION DETAILS:** This property is being sold as is at auction. A building and pest inspection has not been completed by the owners, however, the owners are happy for you to engage a building and pest inspector to come to the property. Simply let us know what date and time and we will organise this accordingly.

- Preferred Settlement Period: 60 Days (Negotiable)
- Deposit Amount: 5% (unless otherwise agreed)
- Easements on property: None (N/A)
- Bidder Registration: To complete the bidder registration prior to auction, please contact Selene or Adam today. Over the phone bidding accepted.
- Bid on Behalf: If you can not physically attend the auction and would like someone to bid on your behalf, please let us know and we will prepare the relevant paperwork to have you ready to purchase.

5 Timberlea Court offers a unique opportunity to own a dreamy and spacious home in a desirable location. With its impressive features and prime location, this is a rare find that is sure to delight its future owners for years to come. For more information, contact Selene or Adam today!

**-Disclaimer:** All information contained herewith, including but not limited to the general property description, price and the address, is provided to Ray White Beenleigh by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.