

**50 Swagman Road, Gilston, Qld 4211**



**House For Sale**

Tuesday, 9 April 2024

50 Swagman Road, Gilston, Qld 4211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 853 m2**

**Type: House**



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## Expression Of Interest

Welcome to 50 Swagman Road, where resort-style living meets the comfort of home in the picturesque setting of Gilston. Nestled in the friendliest street of the Neighborhood, this property epitomizes the perfect blend of luxury, tranquility, and entertainment. Nestled upon a generous 857 m<sup>2</sup> expanse of a perfectly level block, this thoughtfully designed family residence features 4 spacious bedrooms, 2 bathrooms, a media room, a separate study and a kids' retreat. The master bedroom is a true sanctuary: with two sliding doors seamlessly opening to the outdoors, providing a seamless transition between indoor comfort and the serene natural beauty that surrounds this exceptional property. The ensuite features a dual vanity for added convenience and a generously sized walk-in wardrobe. Whether you're hosting movie nights with family or reuniting with friends, a luxurious media room promises to elevate your entertainment experience with a large sliding door leading to a private deck to relax and unwind. The open plan living showcases the heart of the home; An awe-inspiring contemporary kitchen boasting a sleek modern design, a gorgeous stone island bench, a large 900mm gas cooktop, quality stainless-steel appliances, and a separate lavish walk-in pantry. This kitchen will be sure to please those with all levels of culinary skills. The open plan effortlessly merges indoor and outdoor living spaces, beckoning towards a charming alfresco area where families can enjoy the serene vista of the luxurious heated saltwater pool. A spa also offers a truly indulgent escape where you can unwind and enjoy blissful moments of relaxation. The kids and pets are well accommodated in this home with plenty of grassed yard to play securely. If you aspire to embrace luxury living amidst lush greenery, this property might just be your perfect match! Some standout features of this home include:

- Ready to move in home, perfectly positioned on a 853 sqm flat block
- Resort Living home
- Plantation Home design
- Featuring 4 spacious bedrooms, 2 bathrooms, a media room, and a kids' retreat
- Separate Study
- Positioned in one of the friendliest streets of Gilston
- High ceilings of an impressive 2.7m
- Extra spaces fitting 3 more cars or a caravan
- Air conditioning and ceiling fans throughout the house
- Heated salt water pool
- Luxurious spa
- Plantation shutters throughout the property
- 6.4 KW solar
- Modern separate laundry
- Neutral color scheme to suit any décor
- Carpet in all bedrooms for warmth and comfort
- Beautifully maintained low maintenance gardens and a grassed yard perfect for the kids and pets to play
- Secure double lock-up garage with internal access and room for an additional 3 parked cars on the driveway or a caravan

Council rates: \$1,957.92 per annum (approx.) • Water rates: \$990.86 per annum (approx. - excluding usage) • Rental Appraisal: \$1100 - \$1250 per week (approx.) This property is situated in one of the most highly sought-after family neighborhoods. Residents here enjoy a beautiful family-friendly lifestyle surrounded by lush natural bushland and wildlife yet close proximity to the best the Gold Coast has to offer. Centrally located within a short drive to shops such as 'My Centre', schools including Gilston and Nerang State School, parks, and amenities, with easy access to the convenience of the M1 motorway. With the iconic beaches of the Gold Coast only a 25-minute drive away. Submit an enquiry now to receive a copy of the Diligence Pack or contact Viviane Madrieux on 0432 768 437 today. Disclaimer: In preparing this information we have used our best endeavors to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Potential buyers should make their own inspections and inquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.