

54 Swagman Road, Gilston, Qld 4211



House For Sale

Monday, 22 April 2024

54 Swagman Road, Gilston, Qld 4211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 732 m2

Type: House



Viviane Madrieux

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\$1,299,000

Nestled within the picturesque Gilston, 54 Swagman Road showcases a generously proportioned single story layout, providing abundant space for a comfortable lifestyle. Nestled upon a generous 732 m² expanse of a perfectly level block, this thoughtfully designed family residence with timber floor features 4 spacious bedrooms, 2 bathrooms, a media room and a kids retreat and is the ideal choice for any growing family looking for a tranquil and private lifestyle in a lovely area. The master bedroom features a mirrored built-in wardrobe spanning the entire wall, complemented by a spacious walk-in closet and is completed by a luxurious ensuite. Moving through the home, you'll discover a modern kitchen that's every chef's dream. Adorned with Caesar stone countertops and boasting a large butler pantry, it's a place where culinary delights come to life. The adjacent dining area, bathed in natural light, offers an inviting space for family meals or entertaining guests. Step outside into the exquisitely designed undercover alfresco area, a space that you will love to spend time in entertaining with friends and family. The outdoor area is offering the possibility of installing a small lap pool for warm day retreats. Alternatively, a pool at the front could enhance the home's curb appeal while maintaining the tranquil surroundings. Some of the standout features of this home include:

- Ready to move in home, perfectly positioned on a 732 sqm block
- Featuring 4 spacious bedrooms, 2 bathrooms, a media room, and a kids retreat
- Positioned in one of the friendliest street of Gilston
- High ceilings of an impressive 2.7m
- 2 car garage with extra space and an impressive 3.6 m high ceiling, perfect to store your caravan safely
- Ducted Air conditioning
- Modern separate laundry
- Media room that can also be used/converted into a study or fifth bedroom
- Open plan dining/family room and living
- Large contemporary kitchen featuring stone island bench, luxurious walk-in pantry, quality appliances, electric cooktop, dishwasher and microwave
- 6k security camera system
- Security alarm
- Council rates: \$1,439.24 per annum (approx.)
- Water rates: \$990.86 per annum (approx. - excluding usage)
- Rental Appraisal: \$1050 - \$1150 per week (approx.)

This property is situated in one of the most highly sought-after family neighbourhoods. 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 endeavours 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 is approximate only. Potential buyers should make their own inspections and enquiries 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.