

**20 Derwent Avenue, Helensvale, Qld 4212**



**House For Sale**

Sunday, 23 June 2024

20 Derwent Avenue, Helensvale, Qld 4212

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 4423 m2**

**Type: House**



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## Auction

Set amongst vibrant landscaped gardens, this immaculately presented resort-style home boasts around 396m<sup>2</sup> of generous living space. This is an absolute stand out opportunity not to be missed. Positioned in the heart of the exclusive Riverdowns Estate, this urban slice of paradise offers a peaceful and private lifestyle for the whole family to enjoy. Acreage living with city convenience is often sought and rarely found. Your personal walk-through is the only way to truly appreciate this single-level free-flowing family home. Just a few of the stand-out features of this spacious single-level home include;

- 4 oversized bedrooms
- Master bedroom retreat with an expansive ensuite and walk-in robe
- Relax with ceiling fans, split systems and ducted air-conditioned comfort throughout
- Modern kitchen featuring stone benchtops, Westinghouse gas cook top and oven
- Family room with a cozy upright fireplace/ woodstove for winter warmth and ambience like no other
- Oversized outdoor undercover entertaining/ florida room
- Separate laundry with conservatory room
- Double lock up garage with internal access
- Side access for caravans, boats or trucks to the backyard
- Undercover carport
- Garden shed
- 5,000L \* water tank
- Fully fenced 4,423m<sup>2</sup>\* block with security gate access
- Security with a back-to-base alarm system
- Sparking fully fenced saltwater pool\*approx

Don't miss out on this fantastic opportunity to secure this inner-city acreage property. The price guide for the property is Auction, so be sure to register your interest today. Make no mistake, our sellers have set clear instructions that this property must be sold at Auction if not prior to with all offers considered. Our sellers are relocating interstate and ready to hand over the custodianship of this home to the next family to create lasting memories. Auction on-site at 10 am Saturday 20th July 2024 if not sold prior to. This property is being sold by Auction; therefore, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please contact Sean to arrange your personal inspection or video walkthrough if unable to attend one of the scheduled open homes. Disclaimer: We have in preparing this information used our best endeavour to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.