



23 Beaver Avenue, SOUTH GLADSTONE, QLD 4680

Elevated Luxury Living with Stunning Pool in Catalina Heights

Built in 2012 by renowned local builders CCF Homes, this opulent residence delivers exceptional design, elevated living and breathtaking bushland views.

Fully air-conditioned throughout with a combination of ducted and split systems, the home offers year-round comfort across multiple spacious living zones.

The open-plan family and dining area is enhanced by polished timber floors and flows seamlessly to the outdoor entertaining space, where magnificent views across the surrounding bushland create a stunning backdrop. A spectacular in-ground saltwater swimming pool completes this impressive outdoor setting, perfect for both relaxation and entertaining.

At the heart of the home is an incredible kitchen featuring granite benchtops, stainless steel Smeg appliances including a dishwasher, soft-closing pot drawers, breakfast bar, and generous pantry. Additional features include a double sink with pull-out hose tap and fridge plumbing, making the space as functional as it is stylish.

Multiple living areas cater to the needs of the modern family, including a fabulous,

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P181903

SALE DETAILS

Offers Over \$849,000

CONTACT DETAILS

Bevan Rose
0417 602 150

carpeted theatre room, a separate office area with polished floors and ceiling fan, and an additional upper-level living space with television point - ideal as a children's retreat. Internal timber stairs lead to the upper level, where three massive bedrooms with huge built-in wardrobes are serviced by a main bathroom complete with a deep bath, shower, and vanity.

The master bedroom is a true retreat, offering a walk-in robe and a gorgeous ensuite. A powder room with toilet and vanity provides convenience for guests, while a well-appointed utility room offers extensive cupboard and bench space. The double lock-up garage includes ample built-in storage, further enhancing the home's practicality.

Opulent in design, elevated in position and exceptional in location, this remarkable residence is a must to inspect.

* Council Rates Approx \$5,400 per year (excluding water)

* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport, Pool

- Land Area 933.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite







