



**SOLD**

## SOLD BY ROBYN WIGMORE!

You will be hard pressed to find a home that has been better cared for, loved and beautifully maintained by the one owner than this impressive property! You will love the quiet, friendly cul-de-sac in popular 'Kingsmore', situated close to shops and schools and a short drive to the beautiful Burleigh Beach. Upon inspection you will see how spacious all the rooms are and appreciate the clever way it allows the parents and kids/guests to enjoy their own private wings of the home. Even the 4th bedroom is cleverly located near the front door, making it ideal as a work from home office if required. With 20 solar panels on the roof, you will love the savings on your electricity bill every quarter! Very few residential homes boast 3 lock-up garages like this, and you even have a garage door at the rear of the single garage to allow access of boats, trailers or caravans to the back yard. This home is simply too large for its current owners and is ready to be loved by a new family. You had better be quick! Priced realistically for the current market, this one of a kind home will be snapped up and a sold sticker going on the sign before you know it.

### Features include:

- Level, usable 738sqm block, with a fully fenced backyard (new colorbond fencing)
- Plenty of room for a pool and easy access for equipment through rear of garage
- Quiet cul-de-sac with friendly neighbours (who love living in this sought after street!)
- 18 years young, home has had one meticulous owner since new
- Huge formal living room and separate family room with air conditioner
- Indoor living rooms open out to alfresco dining area and backyard
- Separate formal dining room
- Master suite is HUGE with air conditioner and walk in robe
- Large en-suite with separate toilet, corner spa, double vanities
- Lots of storage - 2 linen cupboards, broom cupboard, cupboards in garage
- Fantastic eat in kitchen with lots of cupboard & bench space
- Second (with A/C) and third bedrooms have own wing, sharing the practical 3 way bathroom
- Spacious internal laundry with storage
- Extras: security screens, 3 air conditioning units, new hot water system, outdoor blinds, solar electricity, reverse osmosis water filter, tinted windows

### Fantastic Location:

Stroll to laneway at end of street, cross the road and you're at a brilliant child care centre!

**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
\$685,000

**OPEN FOR INSPECTION:**  
N/A



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