

Sold



1 Dahlia Ct, Kalkie



**SOLD BY MICHAEL LOADER YOUR LOCAL #1 TOP SELLING AGENT IN 7 DAYS!**

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional family package located in the prestigious Coral Gardens estate, an absolute blue chip location.

\*\*\* PLEASE READ THE ADD COPY, REVIEW THE PHOTOS & FLOOR PLAN. PLEASE CONTACT THE AGENT FOR AN 'OFFER TO PURCHASE FORM' IF REQUIRED &/ OR ATTEND THE OPEN HOME \*\*\*

Situated in an up market estate, surrounded by quality properties this 'Near NEW" quality built designer residence has been custom built to the highest standard, with ABSOLUTELY NO EXPENSE SPARED! Offering copious amounts of sheds for the vehicles/van/ toys , a sprawling floor plan & a huge yard for the kids this truly is the ultimate executive package!

Features include:

- 4 generous bedrooms, all with built in robes
- Spectacular Master Suite with HUGE WIR & stunning ensuite (dual vanity & double shower)
- Sizeable open plan Lounge + Massive formal dining room big enough for the entire family
- STUNNING CHEF'S kitchen equipped with top of the line stainless

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<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	291
<b>Land Area</b>	1,042 m2
<b>Floor Area</b>	300 m2

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appliances, HUGE walk in butler's pantry. The kitchen is further highlighted with Caesar stone bench tops and stunning high raked ceilings give a light and bright ambiance, this really is a true centerpiece of the home

- Corner stacker doors (with crimsafe) bring the outside in & open onto a HUGE tiled outdoor alfresco area with stone stacker feature wall, a top spot to enjoy a cold beer and watch the kids kick the footy!

- Expertly finished with the highest of quality inclusions which include floor to wall tiling to both bathrooms, feature led lighting, high raked ceilings, security screens/crim safe, A/C, full salt and pepper mower strips and a variety amounts of other 5 star fixtures (too many to name)

- THE HOMES IS ABSOLUTELY LIKE NEW CONDITION AND IS APPROX 300m2 of luxury property under roof

- BIG WALK IN LINEN/ STORAGE ROOM, amazing family friendly design with modern finish, A MUST SEE for those seeking quality & high end living

- Triple lock up garage attached to the main residence with remote entry & additional storage, ideal for the large/ extended family needing car space.

- LARGE 7m X 5m SHED @ THE REAR, WITH DIRECT ACCESS THROUGH DOUBLE GATES. High clearance door for the large van/boat

- FULL 6.6kw SOLAR POWER, no more \$\$\$ bills, reverse cycle A/C the home

- MONSTROUS professionally landscaped 1042m2 allotment, dual street access from the large corner allotment

- FULL AUTOMATED IRRIGATION SYSTEM TO THE ENTIRE YARD, nicely elevated with side access for the van/boat and room for a pool if required

- High quality privacy fencing to the entire perimeter of the huge yard, the kids can play in peace & quiet! Plenty of room for a pool

- Family friendly estate, highly prized area surrounded by quality executive properties, this is the place to be if you like luxury family living on a large block.

- Ideally located within walking distance to St Luke's College for the children, just a short direct 8 minute drive to Bargara Beach, surrounded by other high end homes!

- AS YOU CAN IMAGINE THIS HOME HAS TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF!

IF YOU HAVE BEEN SEARCHING FOR A QUALITY HOME WITH ROOM FOR ALL THE TOYS IN A SUPERIOR LOCATION, LOOK NO FURTHER. THIS HOME HAS BEEN BUILT TO A STANDARD, NOT A BUDGET AND A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT PROPERTY!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*

CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER

TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance:

Bedrooms: 4

Bathrooms: 2 (2 toilets)

Living: 2

Car Accommodation: 5+

Land size: 1042m<sup>2</sup>

SHED – Yes (4 car)

A/C – Yes

SOLAR - Yes

Rates - \$1800 p/h Approx

Rent Appraisal - \$650 - \$700 p/w

**\*\*Disclaimer:** In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document**\*\***

**\*\*\* DISCLAIMER:** It should be noted that this property is being sold without a price, therefore a price guide will not be available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide**\*\*\***

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