

# 1 Newmarket Street, Lawnton, Qld 4501



## House For Sale

Saturday, 15 June 2024

1 Newmarket Street, Lawnton, Qld 4501

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 674 m<sup>2</sup>

Type: House



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## For Sale

Welcome to 1 Newmarket Street, Lawnton-a stunning four-bedroom residence that epitomizes family living at its finest. Nestled in a serene neighbourhood, this remarkable home offers an inviting blend of comfort, luxury, and ample space for both indoor and outdoor activities. Set on a generous 674 square meter lot, the property boasts expansive grounds perfect for family fun and relaxation. Step inside to experience the harmonious fusion of functional design and stylish finishes. The home features four spacious bedrooms, with three fitted with built-in wardrobes. The master suite is a true retreat, complete with a luxurious ensuite and a walk-in robe. The meticulously renovated bathrooms exude elegance, featuring frameless shower screens, chic floating vanities, and modern heat lights-all crafted with premium materials and installed by licensed professionals to ensure top-notch quality. At the heart of this home lies the fully renovated kitchen, a culinary enthusiast's dream. It boasts sleek stone benchtops, soft-close cabinetry (under warranty), and high-end Electrolux and Westinghouse appliances. An Oliveri water filtration system adds a touch of convenience, while the adjacent laundry area mirrors the kitchen's quality and style. Climate control is ensured throughout the home with six Carrier split system air conditioners, providing optimal comfort year-round. The property offers two versatile living areas, with the main living room featuring a wall-mounted entertainment unit, perfect for family gatherings and relaxation. Outdoor entertainment is a breeze with the inground pool, complete with an inviting bench seat, setting the stage for memorable family moments. A large, tiled patio, featuring a new roof and dimmable downlights, extends the living space outdoors, while a recently installed PVC fence ensures privacy and security. Additional features enhancing this home's appeal include a state-of-the-art 8.6 kW solar system, 5G NBN connectivity, and compliance with the latest photoelectronic smoke alarm standards. With two car tandem parking spaces and high ceilings throughout, this property is an impeccable choice for families seeking a perfect blend of luxury, convenience, and tranquility. Experience the ultimate in family living at 1 Newmarket Street-a home designed for creating cherished memories.

- Four large bedrooms
- Fully renovated main bathroom and ensuite
- Fully renovated Laundry
- 2.7m x 6.5m Inground pool, Electrical provision already in place to support a heating system
- High ceilings throughout
- Fully renovated kitchen with soft close cabinets and draws
- Stone benchtops
- Electrolux dishwasher
- Integrated Westinghouse microwave and oven
- Oliveri water filtration system
- 6 x Carrier split system air conditioners throughout
- Photoelectronic smoke alarms - compliant with latest requirements
- Two living areas - main living area complete with wall mounted entertainment unit and storage
- 5G NBN connected
- 8.6kw solar - Hyundai panels and a Fronius inverter in 2023
- Large, tiled patio - Patio roof has been replaced 2 years ago incl. down lights with dimming function
- PVC fencing in 2023 surrounding the property with key locks, and double gate yard access, providing safety, security, and privacy
- Timber look Vinyl flooring throughout
- Window blinds throughout
- Freshly painted internally in 2023
- Freshly painted roof in 2023
- Prowler Proof security screens on front and laundry doors
- All works carried out by licenced and qualified trades people

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