

# 1 Talbot Way, Burpengary East, Qld 4505



## House For Sale

Tuesday, 30 January 2024

1 Talbot Way, Burpengary East, Qld 4505

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 503 m2

Type: House



Michael Spillane

## For Sale Now

Located in a family-friendly neighbourhood in a leafy pocket of Burpengary East, this absolutely immaculate family home is certainly a residence of class and refinement. Situated on a spacious 503m<sup>2</sup> corner block directly over the road from the picturesque park, this could be considered to be one of the best blocks in the neighbourhood! The concrete driveway, manicured front gardens and sleek front façade create an attractive street presence and the double gate side access leading to the concrete caravan pad provides a true point of difference that most other properties in this area do not possess. Make your way into this immaculately kept family home and you'll first notice the crisp cool air from the ducted air-conditioning system - certainly an appealing feature on a warm sunny Queensland day. LED downlights illuminate the contemporary layout and the tiled floors carry you through to the luxurious master suite...a truly decadent space with plush carpet, a good-sized walk-in robe, a ceiling fan and of course a palatial ensuite that features a sparkling stone top vanity, an extra-large shower and a separate toilet. The cozy media room with double sliding door entry is a room that exudes rest and relaxation and the perfect spot for a Sunday family movie. It also makes for the ideal place to sit and enjoy a book whilst watching the kids play, as the well-placed window with diamond grill security screens conveniently allows direct view to the backyard. Bedrooms two and three are also located toward the front of the house and both offer mirrored built-in robes and plush carpet. The separate laundry lies adjacent to here...and there's loads of storage with the two linen cupboards and direct access outside. Light and space are maximized in the sleek and streamlined modern kitchen - with clean lines, a crisp colour palette and a huge stone island bench top, it certainly possesses a real 'wow' factor! The kitchen also features stylish cabinetry, smooth stone tops, a stainless-steel dishwasher, an electric ceramic cooktop, a stainless-steel oven, a rangehood and a tasteful feature tiled splashback. The stunning kitchen overlooks the bright and airy open plan living area - a delightful space with large glass sliding doors opening out onto the fabulous tiled alfresco area with a ceiling fan for comfort and new drop-down 'Franklin' privacy blinds...creating a seamless flow from indoor to outdoor living. The remaining bedroom is located just off the open plan living and meals area...and with a position that's a little distance from the rest of the abode, this would make for the ideal guest stay or perfect home office. The main bathroom is also located within this vicinity and provides a striking contemporary aesthetic...from the selection of modern feature tiles in the shower to the stone top vanity and extra deep bath - a truly luxurious space! Discover the outdoor living on offer here at 1 Talbot Way with the aforementioned tiled alfresco area with a ceiling fan and blinds. The fully fenced, low maintenance rear backyard is lined with manicured hedges and offers a pleasing aspect from both inside and out...and the fantastic garden shed provides ample storage space for the garden enthusiasts. The double gate side access leads you to the concrete caravan pad - an incredible feature. You could even construct a large carport, shed or simply leave it just the way it is! We are sure that with a residence of this caliber, set in an incredibly idyllic position and with such a convenient location, we will have discerning buyers that will recognize the value on offer. A summary of features include:

- A spacious 503m<sup>2</sup> corner allotment, directly opposite the picturesque local park
- Two spacious living areas including the comfortable media room with double sliding doors and the expansive open plan living and meals area that opens to the rear of the property
- Sleek and streamlined kitchen with stylish cabinetry, sparkling stone tops, as stainless-steel dishwasher, an electric ceramic cooktop, a stainless-steel oven, a rangehood and a tasteful feature tiled splashback
- Four spacious bedrooms including the luxurious 'Master Suite' with plush carpet, a good-sized walk-in robe, a ceiling fan and an ensuite whilst the remaining three bedroom all offer mirrored built-in robes and carpet
- Two modern bathrooms including the ensuite with a sparkling stone top vanity, an extra-large shower and a separate toilet. Main bathroom with an extra deep bath, stone top vanity and large separate shower with a stunning feature tile
- Ducted air-conditioning
- LED downlights throughout
- Separate laundry with two linen cupboards and direct access outside
- Fabulous tiled outdoor alfresco area with a ceiling fan, LED downlights and new 'Franklin' blinds for privacy
- Remote double lock-up garage with epoxy flooring
- Double gate side access and a concrete caravan pad for a caravan or boat
- Fully fenced low maintenance rear yard lined with mature hedges
- Garden shed
- Water tank
- Colorbond roof with insulation and whirlybirds
- Crimsafe screens
- Solar hot water with electric booster

This is a residence that's beautifully presented and there's literally nothing to do...all within minutes of shops, public transport, quality schools and arterial roads that provide easy access to Brisbane or to the Sunshine Coast. Be Quick - this property is 'priced to sell' and you'll quickly see why this region is set to be the fastest growing area in Australia over the next decade. The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.