

**1 William Nixon Way, Edens Landing, Qld 4207**



**House For Sale**

Thursday, 11 January 2024

1 William Nixon Way, Edens Landing, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 661 m2**

**Type: House**



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## Auction

This property will be SOLD at Auction on Sunday January 28th, if not SOLD prior. This is a fantastic chance for any cash or pre-approved buyer, register your interest today to snap up this awesome opportunity! OWNER WILL CONSIDER OFFERS PRIOR TO AUCTION, ACT NOW! Welcome to your dream home! This spectacular residence offers the perfect blend of luxury, comfort, and outdoor bliss. Situated on a generous 661m<sup>2</sup> block in an elevated leafy location, this property is a haven for those seeking the ultimate family friendly lifestyle. Impeccably maintained and move-in ready, this home is a canvas awaiting your personal touch. Step inside and be captivated by the expansive light filled living areas designed for modern living. The open-plan layout creates a seamless flow, providing ample space for entertaining family and friends. Whether you're looking to cool off on a hot summer day or host unforgettable poolside gatherings, the sparkling in ground pool adds a touch of resort-style living to your everyday life. Featuring:

- Modern central kitchen with large servery window overlooking the pool, dishwasher, ample storage & walk in pantry
- Open plan living area with an abundance of natural light through stunning feature skylight and external access to the alfresco
- Large dining area opening onto the alfresco area and pool
- Additional family room
- Master bedroom with walk in wardrobe, ensuite and ceiling fan
- Additional 3 guest bedrooms with built in robes
- Main bathroom with shower separate to bath
- Separate toilet
- Double lock up garage with laundry
- Sparkling in ground pool with additional decked area
- Fully fenced yard with landscaped gardens and grass area for kids or pets to play

Additional features:

- Security screens
- Split system air conditioning to both living areas
- Water tank

661m<sup>2</sup> block in a quiet street Conveniently located in prime location, in close proximity to a range of educational options, from preschools to esteemed state and private schools including Eden's Landing State Primary School and Canterbury College Waterford, just a short distance away. The surrounding neighbourhood offers an abundance of green spaces, including parks, reserves, and scenic walking tracks such as Jaimie Nicholson Park, with its picnic areas equipped with electric barbecues, basketball court, and direct access to walking tracks through Eden's parkland. Leighton Fields on Loane Drive provides additional amenities like barbecues, a playground, skate facilities, and fitness equipment. With Eden's Landing Railway Station and M1 access only minutes away, providing direct accessibility to Brisbane and the Gold Coast. Local shopping includes Bunnings, Aldi, and the nearby Holmview central shopping centre features Woolworths, coffee shops, restaurants and fast food options. Medical needs are met with doctors and chemist only minutes away and the proximity of Logan Hospital, just a 10-minute drive away. Auction will be held at 10am on Sunday 28th January 2024 at the RACV Royal Pines Resort, Benowa. Get in quick for this one, as a property such as this will not last long! Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.