

# 11 Wuruma Court, Clinton, Qld 4680

## House For Sale

Tuesday, 28 May 2024



11 Wuruma Court, Clinton, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Angie Kulikov

## OFFERS OVER \$699,000

Nestled in the peaceful enclave of Clinton, 11 Wuruma Court stands as a testament to luxury and privacy, offering a lifestyle that caters to the discerning tastes of families and professional couples alike. This magnificent property, spread across an impressive 1,115 square metres of prime land, boasts an elevated position, ensuring a serene and secluded environment. Stepping inside the formal front entry, one is attracted to the sophisticated design of a spacious, tiled living area complemented by a separate media room, perfect for unwinding or entertaining guests. The home features four generously sized bedrooms, each a haven of comfort, including a master suite with an elegant ensuite equipped with a twin vanity, twin shower, and walk-in robe. Additionally, a dedicated study with built-in desk and cabinetry provides an ideal workspace at the front of the home. The heart of this residence is the central kitchen, a culinary masterpiece with stone bench tops, a walk-in pantry, and premium appliances including a gas stove with teppanyaki plate, and two electric ovens for the avid chef. The open plan living effortlessly extends outdoors to a patio with timber decking, offering a picturesque view of the inground swimming pool and gazebo, all set within beautifully established gardens that evoke a sense of resort-style living. Noteworthy features include ducted air conditioning for year-round comfort, solar hot water, and exquisite fit-outs throughout the home. The practicality is enhanced with a separate laundry, bespoke cabinetry, a main bathroom with separate shower and bath, and an independent toilet and walk in linen cupboard. Parking is accommodated by a double lock-up garage, with the property being securely fenced and adorned with curtains that cascade from the impressive 2.7m high ceilings. At a glance: - Master bedroom with ensuite including twin shower & twin vanity. The walk in robe is cleverly disguised with mirror sliding doors- Three remaining bedrooms all with built in robes. Separate study with custom cabinetry and built in desk located at the front of the home- Generous open plan living with central kitchen including gas cook top complete with teppanyaki plate with 900 oven, second electric wall oven, dishwasher, stone benchtops, good fridge space, walk in pantry, dual sink, microwave space, island bench- Separate media room with access to the outdoor patio- Main bathroom with shower, vanity, bath tub and toilet is separate for convenience - Laundry is a great size with custom cabinetry and plenty of storage- Walk in linen cupboard - Ducted air conditioning, fans and security screens throughout- From inside, sliding doors open up to create a seamless flow from indoor to outdoor living out to a large decked alfresco overlooking the inviting inground concrete swimming pool. This extends further to a fixed outdoor gazebo, complete with power and decking, perfect for entertaining or relaxing- Lush gardens with sprinkler system 11 Wuruma Court is not just a home; it's an executive sanctuary where every detail has been crafted for the ultimate in comfort and style. Council Rates - \$3,700 approx per annum Estimate Rental Appraisal - \$630 to \$650 per week\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*