

12 Lois Court, New Auckland, Qld 4680

House For Sale

Thursday, 13 June 2024



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Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1109 m2

Type: House



Hayley Ward
0431378684

\$899,000

This stunning, executive family home is not to be missed on your inspection list this week! With all the modern conveniences of your forever home, look no further than 12 Lois Court, New Auckland. Situated on a fully fenced, private 1109m² allotment, the property boasts 5 bedrooms, 3 bathrooms, multiple living areas, double garage, two bay shed, inground pool and landscaped gardens. Built in 2004, the home has been tastefully renovated over the years, with a modern, well-equipped kitchen, contemporary flooring and an inviting colour palette throughout.

AT A GLANCE:-

- Two levels of living offering spacious living areas and an open plan layout ideal for families and entertaining
- Built 2004 by local builder Wayne Daly Constructions
- Rates approx. \$4,400 pa
- Fully fenced, private 1109m² allotment with solar gate upon entry
- Approx. 330m² under roof over two levels
- 25 solar panels
- Crimsafe screens on lower level, and mesh screens on upper level
- 6m x 7m colourbond shed
- Inground salt chlorine pool
- Ducted air-con system is redundant; however all rooms have been installed with split system air-conditioning

LOWER LEVEL:-

- Full length wrap around verandah overlooking surrounding gardens and pool
- Tiled portico at entry and spacious foyer which opens to the internal staircase
- Open plan kitchen, dining and living area, with split system air-conditioning and vinyl plank timber look flooring
- Well-equipped, expansive kitchen including stone benchtops, stainless appliances, gas stove, and soft close drawers as well as a double oven
- Separate media room with split system air-conditioning, carpet and double cavity sliding doors
- 5th bedroom/guest bedroom with carpet, fan and built-in robe
- 3rd bathroom with frameless shower, toilet and vanity
- Internal access to double garage
- Separate laundry with additional storage and cabinetry

UPPER LEVEL:-

- Three extra-large bedrooms with carpet flooring split system air-conditioning and built-in robes
- King size master suite with split system air-conditioning, Walk-in robe, vinyl plank timber look flooring, and contemporary ensuite
- Main bathroom with walk in frameless shower, standalone bath and a separate powder room/ vanity plus a separate toilet for added convenience
- Additional living space which can be used as a lounge or multipurpose room
- Internal stairs access to lower level

Only a stone's throw to local schools, shops and services, you can enjoy the tranquility of a spacious, private allotment without compromising on the accessibility and convenience of town. Contact Hayley on 0431 378 684 to book an inspection. Rental Appraisal: \$800 - \$850/wk. Previous lease was \$800/wk and the last known rental price change was 24/06/2023. *Previous photos have been used for advertising purposes. **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**