

12 Patricius Place, Augustine Heights, Qld 4300



House For Sale

Friday, 10 May 2024

12 Patricius Place, Augustine Heights, Qld 4300

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 748 m2

Type: House



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Offers Over \$1,199,999

Proudly presented by The Angela Browne Team - Welcome to 12 Patricius Place in beautiful Augustine Heights. Discover modern living at its finest with this spectacular 4-bedroom, 2-bathroom home with a whopping 4 living spaces. This stylish and sophisticated residence offers an exciting opportunity for those seeking a comfortable and contemporary lifestyle. Centrally located designer kitchen with stainless steel appliances including extra-large 900mm gas cooktop, stainless steel dishwasher, all finished off beautifully with a seamless black stone bench top, walk-in pantry and modern feature pendant lighting. The glass sliding doors, complimented by security screens blurs the outside with the inside making them seem as one open entertaining area, superbly equipped to cater for your family and large party gatherings. Sprawling over a generous 748sqm block and being the epitome of open plan indoor/outdoor living, this home has it all. Indulge in the comfort of air-conditioning, high ceilings, and ceiling fans that ensure a pleasant atmosphere throughout the year and changing seasons. The property boasts built-in robes in all bedrooms providing ample storage space as well as additional linen cupboards to maximise organisation. The master suite is complemented by an en-suite bathroom - a private haven for relaxation. The meticulously maintained garden adds to the charm of this abode while the in-ground heated pool provides refreshing relief on warm summer days. Completing this outdoor oasis is an alfresco area with plenty of room for an outdoor lounge and dining table ideal for hosting a casual Sunday barbeque catch up with family or a celebration with friends. This property was designed with entertaining in mind making it the perfect family fit. Features include:

- Master bedroom with en-suite
- An additional three queen sized bedrooms with built-in robes
- Massive kitchen with sophisticated black stone bench-tops
- Walk-in-pantry, gas cook-top and stainless-steel appliances
- Split system air-conditioning and fans for year-round comfort
- Plantation shutters
- Security screens and windows
- Solar system - 6 kw
- Side access with carport with an elevated roof, perfect for a caravan or boat
- Four living areas, children's retreat, media room, family room as well as a games room!
- Stunning wooden deck providing indoor/outdoor living
- Internal laundry with direct access to the clothesline
- Pristine lawns and gardens
- Situated on a huge 748sqm block
- Inground sparkling heated pool
- Outdoor alfresco entertaining space with elevated roof line protecting you from the sun
- Water tank (Plumbed to the toilets and two outdoor taps)
- Extra storage including a garden shed and a bike shed

There is room for everyone and everything while still being within easy reach of schools, shopping, and entertainment options. This home will not last long - Contact The Angela Browne team today to arrange a private viewing or come along to this weekend's open home. This is Augustine Heights living at it's finest! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.