

**136 Gordons Crossing Road West, Joyner, Qld 4500**



**Sold House**

Friday, 6 October 2023

136 Gordons Crossing Road West, Joyner, Qld 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 973 m2**

**Type: House**



Michael Spillane

**\$1,100,000**

Situated in a wonderfully idyllic pocket that borders the leafy nature reserve and sits just a stone's throw from the calming waters of Lake Samsonvale, this gorgeous two-storey character abode has been lavishly appointed with fine attention to every detail. Tucked neatly away from the road, you'll be blown away with how much usable land you'll acquire...and the endless options here are limited only by your imagination. If you don't know the area, you'll turn into Gordons Crossing Road West and be suitably impressed by the picturesque lake on your way into the estate. Don't blink or you'll miss the driveway and even if you do know the area, you'll have seen the incredible transformation that this property has undergone over the past couple of years. Behind the neatly planted row of mature palm trees and freshly laid turf, you'll arrive at the home and quickly determine that there's a huge amount of room for boats, caravans or extra vehicles. Head up the classic split front staircase, across the verandah and you'll be immediately impressed with the character fittings and impeccable finish. Open the gorgeous timber and glass front door and you'll notice that bedrooms 2 and 3 lie of each side of the main hallway...each providing a built-in robe and ceiling fan. By now, you're sure to have noticed many of the myriad of extra features that include fresh paint, Crimsafe screens, high-quality wool carpets in the bedrooms, new curtains and new light fittings. Beyond here, you'll discover the palatial master bedroom with lovely ornate cornices, air-conditioning and a built-in robe and ceiling fan. This master suite offers 2-way access into the extravagant main bathroom that features lavish floor-to-ceiling tiles, incredible gold fittings, a beautiful timber vanity, a semi-open shower, an impressive free-standing bath and a toilet – complete opulence in anyone's language. Follow the striking timber veneer floors and you'll soon arrive in the voluminous open plan living and meals area with ornate fans, new French doors to the outside, new windows, air-conditioning and a dramatic high vaulted ceiling – the ideal place to relax with your family in complete comfort. Adjoining this space, you'll find the totally indulgent kitchen that provides 40mm stone bench tops with waterfall edges, recessed sinks, gold tapware and cabinet handles, soft-close drawers, a built-in pantry, room for a double door fridge, a chic tiled splash back, ample bench and cupboard space and a selection of quality stainless steel appliances that include an integrated range hood, an ILVE stainless steel oven, a 4-burner gas cook top and a fully-integrated dishwasher – this is sheer opulence at its finest! You'll open the French doors and quickly discover the mesmeric private rear deck complete with a lovely ornate ceiling fan – a truly spectacular place to sip a morning coffee as you gaze out over the spacious grassy backyard and hear nothing but the sweet sounds of the local birdlife...and don't be surprised if you spot the odd koala or two. As you head downstairs, you'll silently note that the external wall-mounted lanterns have been brilliantly selected – there's not a thing that any world class interior designer could improve in any part of this residence! You'll instantly recognise that the lower level is offering legal height – a real bonus that adds quite significant value. There's a separate laundry with a wall of cupboards and nearby, there's a stunning designer bathroom with floor-to-ceiling 600mm travertine tiles, a shower, a 2-Pac vanity, a mirrored cabinet, an exhaust fan and a toilet. From here, you'll enter another open plan living and meals area that provides ceiling fans and air-conditioning and just to complete your 'dual living' functionality, there's a lovely kitchen with solid 40mm timber bench tops and a breakfast bar, a gorgeous tiled splash back and a choice of more quality stainless steel appliances that include a free-standing SMEG oven, a 4-burner gas cook top and an integrated range hood. There's also a separate bedroom with a built-in robe and as you head outside, you'll notice that there's an area under the main deck with synthetic turf that provides the residents on the lower level their own outdoor living alternative. This space includes a near-new separate 3 Person Hybrid Carbon Fibre Infrared Home Sauna – you'll feel like you're staying in a lavish health retreat or hinterland luxury lodge. Also under the home, there's a remote double garage with new motors and an enormous storage area. The backyard is very spacious (easily large enough for a pool and shed and best of all, there's a generous side access with a double gate that provides an easy access point into the yard. You adjoin the nature reserve and there's a perfect path that leads you directly towards the dam and the picturesque BBQ area of 'Bullocky's Rest' – a wonderful place for you to take the dog for a morning stroll. There's a myriad of extra features that include a solar system, an electric hot water system, new fencing, a new concrete driveway, a low-maintenance synthetic turfed area, a water tank, a new clothesline, external awnings on the windows and a Colorbond roof. This home is incredibly appointed and the fastidious owners have built or renovated numerous properties that have included multiple suburb records and their homes have been featured internationally on TV commercials and social media. As such, it's bound to sell very quickly as there's nothing like it in the entire area – Be Quick! A summary of features includes:

- Huge 973m<sup>2</sup> allotment that adjoins the leafy nature reserve
- Two-storey modern Colonial-style residence that's been impeccably renovated from top to bottom
- Upstairs:
- Huge light-filled lounge and dining area with

ornate fans, air-con and a high vaulted ceiling• Stunning kitchen featuring 40mm stone bench tops with waterfall edges and upmarket European stainless steel appliances• 3 sizeable bedrooms with built-in robes (master with air-con)• Brand new renovated bathroom with luxurious gold fittings and a chic free-standing bath• Very private rear deck overlooking the lush greenery• Delightful front verandah with split staircase• Gorgeous timber veneer flooring and wool carpets in the bedroom• Fresh paint inside and out• All new windows• All new Crimsafe screens• All new French doors• All new windows coverings• All new light fittings including LED downlightsDownstairs• Spacious open plan living and meals area with air-con• Brand new kitchen with 40mm solid timber tops and European stainless steel appliances• Gorgeous renovated bathroom with upmarket finishes• Separate bedroom with a built-in robe• Remote double lock-up garage with loads of additional storage area• Separate laundry with a wall of built-in cupboards• Entertainment area under the deckExtra features:• Expansive backyard with new turf, an easy double gated side access and loads of room to install a pool or shed• Synthetic turf in areas underneath the main deck – ideal for entertaining • 3 Person Hybrid Carbon Fibre Infrared Home Sauna• Ample space for extra vehicles at the front (new concreted area) as the home is set well back from the street• 19-panel solar system• Electric hot water • New clothesline• New fencing• Colorbond roofThe Position:• A short walk to 'Bullocky's Rest' where you can watch the sun set over Lake Samsonvale• Only 5 minutes to Warner Marketplace Shopping Centre• Close to many local schools, parks, the Petrie University, Petrie Train station and 'Old Petrie Town' markets• Only 35 minutes to the CBD and 35 minutes to the airportThis is a residence that's impossible to replicate for anything near the reasonable asking price...especially given it's virtually a brand new home, such is the extensiveness of the designer renovations – Do Not Delay!'The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.