

# 14 Sapphire Court, Joyner, Qld 4500

@realty

## House For Sale

Wednesday, 17 January 2024

14 Sapphire Court, Joyner, Qld 4500

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 635 m2

Type: House



Patrick D'Arrigo

## FOR SALE

Welcome home to 14 Sapphire! Your amazing new family lifestyle awaits!! Have you been looking for your forever home but every property you step into just doesn't give you that WOW factor and that 'This is the one' feeling?? Have you been looking for a property to start your exciting next chapter but everything you look at is just so run down, tired and needs so much work?? Have you been looking for a home that has some character & warmth to it rather than a concrete fortress but everything you look at that is close to the mark is either way over your budget or has you as far out as nearly Caboolture?? Have you been looking for a property with a self contained granny flat for mum or dad but all the properties that fit the bill are on a massive acreage block and come with an unwanted caveat of 3 hours of mowing a week?? If so, then your months & months of searching are finally over and boy do we have the property for you! The Patrick D'Arrigo Team is proud to introduce you to the magical & sparkling 14 Sapphire Court, Joyner! The keys to your exciting next chapter and picture perfect new lifestyle await! Features include; POSITION POSITION POSITION!!!!.... Only 35mins to Brisbane CBD and within 3mins to Genesis College & Warner marketplace shopping, close to Petrie University, Petrie train station and only an hour's drive to the beautiful Sunshine Coast! \* Gorgeous renovated treasure - a home where timeless elegance meets modern sophistication \* Immaculately presented & meticulously maintained \* Surprising & spacious family home - much more than first meets the eye - an absolute must to put at no.1 on your inspection list this Saturday!! \* Priceless family friendly & whisper quiet Cul de Sac position \* 2nd to none new family lifestyle location close to a selection of natural reserves, walkways and beautiful Lake Samsonvale and Bullocky Rest...all ready for you and the kids to set off on your next afternoon adventure! \* Rare & ultra handy self contained granny flat! Cute little cottage look complete with its own kitchenette, bathroom, air conditioning, its own private access down the left side of the property and it even has its own front porch! Perfect to incorporate mum & dad into the family home all while keeping their independence or to use as a teenager's retreat or even coup as an amazing rental opportunity...whatever suits your family needs! \* Massive main living area \* Additional 2nd family living zone offering great separation \* Spacious dining area direct off the kitchen \* Fantastic outdoor entertainer complete with a large patio with firepit area and a delectable full length front verandah overlooking the Cul de Sac and catching brilliant breezes \* Stunning renovated gourmet kitchen complete with an endless flow of bench space, a fantastic selection of drawers, enough powerpoints to make any mum smile & perfectly finished with quality appliances including dishwasher \* 3 spacious bedrooms with built-ins, aircon, ceiling fans \* plush carpets in all \* Striking timber look flooring giving a further touch of warmth to the home \* Air conditioning throughout the home - in all bedrooms, both living spaces and even in the granny flat \* A home offering 2nd to none cost efficiency with both a solar electric system and a separate solar hot water unit \* Large tandem double carport with a high roofline allowing for the storage of the family caravan or boat if required \* Renovated bathroom with a dazzling contemporary finish \* Internal laundry \* An abundance of storage areas \* Plush carpets \* External window shutters \* Fantastic sized garden shed \* Ceiling fans \* Security screens \* Rainwater tank \* NBN \* Close to CBD transport \* 5mins drive to Petrie train station on the direct CBD line \* Close to Petrie University \* Stones throw to Genesis College, Warner Marketplace shopping complex & all necessary amenities \* Large 635m2 flat block allotment with no registered easements **BE QUICK & CALL PATRICK D'ARRIGO ON 0447 381 869 TO ARRANGE YOUR PRIVATE INSPECTION TODAY!!**