

15 Alpina Place, Kirwan, Qld 4817



House For Sale

Friday, 14 June 2024

15 Alpina Place, Kirwan, Qld 4817

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 741 m2

Type: House



Craig Pearce

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Offers over \$649,000

Upgrading the family home can be daunting, and ensuring the new property is suitable for everyone's needs is paramount. Taking the time to inspect this property is a step in the right direction, and may just be what you and your family have been searching for! Set in a quiet cul-de-sac, the property is on a large 741sqm block, with multiple entry points and surrounded by numerous long-term owner-occupiers. The location has easy access to shopping, schools, and sporting amenities, but is tucked away from main roads and traffic. This home has been lovingly cared for and is extremely well presented, with a long list of features to tick off your wish list:

House:

- Four bedroom, two bathroom home with double carport at the front
- Fully tiled, security screens including Crim-Safe on rear sliding glass doors and louvers, 2.7m ceilings, all split system air conditioners
- Spacious sunken family room open to the remainder of the house
- Modern kitchen installed in 2019 to include SMEG wall oven and microwave, gas cooktop, granite benchtops with a waterfall at the breakfast bar, soft timber-look cabinetry, and double pantry
- Internal laundry space was upgraded to match the kitchen features in both cabinetry and stone benchtops
- Open lounge/dining space with cathedral ceilings and LED lighting
- Four well-proportioned bedrooms, all new ceiling fans, three with built-in robes and air conditioning
- Master bedroom has a generous walk-in robe and the ensuite includes a walk-in shower with double rainwater showerheads, a vanity, and a toilet
- Rear deck has been extended with a flyover roof, steel-framed flooring with stunning Merbau timber plank flooring and lighting
- 5KW of solar on the roof, upgraded gas hot water system in 2023

Yard:

- Fully fenced 741 sqm block with no rear neighbours
- Concrete pad on the left side of the house with gates for trailer, boat, extra vehicle
- Inground magnesium plunge pool with spa features (installed 2019)
- Triple bay shed with 2-phase power, composed of a double bay workshop and one vehicle space with roller doors on each end
- Additional carport attached with double-length sliding gate to the street
- Caravan bay undercover at 8.5m long, 4.5m wide, and 3.3m high - perfect for caravans, large boats, or possibly a motorhome - double gate access to the street
- Lush garden beds along the rear and right side boundary creating a tranquil setting while providing privacy

Rental Appraisal at \$630 - \$650 per week
Council Rates - \$2,032 (after discount) per half-year including water

A much-loved family home, it is time for our owners to move forward with the next stage of their lives, and let another family create fresh memories. Please stop by one of our Open for Inspections, or contact Craig on 0400 048 940 for further information.