

15 Mattie Lee Court, Joyner, Qld 4500



House For Sale

Wednesday, 12 June 2024

15 Mattie Lee Court, Joyner, Qld 4500

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1614 m2

Type: House



Michael Spillane

For Sale Now

If you're looking for the perfect blend of space, privacy, refined elegance, and tranquillity, then this beautifully presented 'Bob Jarvis' built residence might be the ideal option for you! Perfectly positioned towards the end of a family friendly cul-de-sac, you'll love the gently elevated position and vast usability of the large 1614m² block. It's incredibly rare to find a property with a residence that will quite literally tick all of your boxes - side access with a concrete driveway leading you to a double bay shed AND a carport that's suitable for a caravan as well as an abundance of grassy areas for the kids and pets to play safely and oh-so much more! You will quickly discover that Mattie Lee Court is located within a serene pocket of Joyner that is graced with a range of tastefully designed and upmarket residences...and located almost right at the very end of a family friendly and blissfully quiet cul-de-sac, is number 15. Before you arrive, you'll realise Genesis Christian College is within a short bike ride away whilst you're ever-so close to 'Marketplace Warner' shopping centre, the soon-to-be-completed Coles Shopping centre in Joyner, the Petrie Train station, parks, arterial roads, restaurants...you name it - it's all very close to your doorstep! From the moment you arrive, you'll be suitably impressed by the impressive front façade - it provides a hint of what lies beyond the large front door. The next aspect you'll notice is the extra wide concrete driveway that provides direct access to the remote double lock-up garage (offering extra height as well as a huge built-in cupboard)...but also, veering off to the other side, the concrete driveway leads you through the separate gate and all the way to the rear of the property where you will find the huge, 3-metre-high carport that's suitable for a caravan and the double bay shed that's fully equipped with 3-phase power, a workshop with a workbench and even a sink - perfect for extra vehicles, or the ultimate 'Man Cave' for tradies. As you approach the large timber front door, you will be greeted by the delightful front porch - the perfect spot to enjoy your morning coffee and listen to the sweet sound of the local birdlife as they set about their day before you do. Make your way through to the expansive foyer and you simply won't know where to start - This enormous home with ducted air-conditioning and modern downlights offers a fabulously functional layout, providing space as well as practicality! Starting with two of the generously sized bedrooms that are situated towards the very front of the house, one of which offers a large walk-in robe, creating the perfect guest stay or second master bedroom. The other spacious bedroom provides a built-in robe. The contemporary main bathroom is located within a close distance to these rooms and whilst original, the tastefully selected range of tiles and fixtures create an overall feeling of sophisticated style. Featured here is a separate bath, an oversized shower, a vanity with laminate bench tops and a heat lamp. One of the fantastic features of this incredible property is the endless supply of living space options - starting with the well-placed media room that's positioned conveniently amongst the bedrooms and allowing ultimate seclusion - this space could easily make for the perfect kids' or teenage retreat. As mentioned, adjoining the media room is the third bedroom - again, generous in size and featuring a built-in robe. The separate study is a tiled space with a large window that envelops a light filled and airy space - perfect for working from home! Opulent and oh-so cosy is the formal lounge room that provides with a TV niche, plush carpet and modern downlights that create an overall feeling of luxury and comfort - the ideal space to sit back, relax and enjoy a family movie night. The sweeping open plan dining room flows effortlessly from the kitchen and adjoins the extensive rumpus room, an all-embracing entertainment space that includes with a bar plus three bar/wine fridges and a sink...and if the price is right, the owners might even include the pool table! Speaking of the kitchen - wow! Of generous proportions and functional in every way, you will find cooking here to be a breeze. From the enormous walk-in pantry with a sensor light to the fine selection of appliances (that include a 'Bosch' dishwasher, an electric cook top, oven and canopy style rangehood) and additionally, a feature tiled splash back, an appliance cupboard and even room for a double door fridge. You will also find the huge separate laundry with oodles of bench and hanging space located close by. Lastly, the palatial master suite can be found at the very rear of the home - providing the utmost in privacy and seclusion. Featuring a large bank of built-in robes and a stylish ensuite that offers an enormous shower with a recessed shelf, a large vanity, a heat lamp, and a toilet. Not only does 15 Mattie Lee offer an incredibly versatile home inside, but outside you will discover a real sense of country living and as you wander outside, you'll love the expansive outdoor pergola that is the perfect area to entertain many of simply relax with a cool drink and a good book. Head a little further into the yard and you'll discover an array of fruit trees, a chook pen and even a greenhouse. There's also a head array of additional features that include a 6.6 KW solar system, two large water tanks (10,000 litres & 3,000 litres), a Colourbond roof and security screens throughout the home. Properties of this calibre and with a block of such immense size and in a position as perfect as this one - they usually sell very fast...especially in this area! We predict there will be significant buyer competition so be quick, to avoid disappointment! A full list of features includes:

- A huge 1,614m² allotment in an elevated cul-de-sac position
- Beautifully landscaped yard
- Immaculate

low-set brick 'Bob Jarvis' built residence• Delightful front patio area• Concrete driveway with direct access to the double remote lock-up garage with extra height and a built-in cupboard• Additional concrete driveway with side access leading to the 3-metre-high carport (suitable for a caravan) and double bay shed with 3-phase power and a workshop• Three fabulous living areas including the formal lounge room, the media room (with sound-proofed walls and built-in cupboards) and the open plan living and meals area with a pool table (which will be included if the price is right)• Bar area with three bar/wine fridges and a sink• Enormous kitchen with huge bench tops, a huge walk-in pantry with a sensor light, room for a double door fridge, an appliance cupboard and quality appliances that include an electric cooktop, a canopy-style rangehood, an oven & a 'Bosch' dishwasher• Four large bedrooms including the master suite with a huge array of built-in cupboards, and a gorgeous ensuite. Bedroom three offers a large walk-in robe whilst bedroom two offers a double built-in robe and lastly, bedroom four offers a built-in robe• Open study/retreat area• Two lovely bathrooms including the main bathroom that provides a separate bath, huge shower, a neat vanity and a heat lamp. The ensuite offers an enormous shower with recessed shelves, a large vanity, a separate toilet and a heat lamp• Ducted air-conditioning throughout• Modern downlights • 9-foot ceilings• Security alarm• Security screens throughout• Extra wide hallways • Large linen cupboard and broom cupboard • Spacious separate laundry with a tiled splash back• Pull-down ironing board • Fully tiled wrap around rear alfresco area with a servery from the kitchen and a small rear grassy yard attached• 6.6 KW solar system• Large fully fenced backyard with a chook pen, green house, and a range of fruit trees• 10,000 litre water tank and a 3000 litre water tank plumbed to the toilets and the laundry• Electric hot water system• Block retaining walls throughout• Colourbond roofFor those that love their seclusion and require additional car accommodation without compromising on yard space, this one should be very high on your 'Must See' list – Don't delay as astute purchasers will be sure to act quickly on this one!'The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.