

# 16 Kiandra Place, Mount Louisa, Qld 4814



## House For Sale

Wednesday, 12 June 2024

16 Kiandra Place, Mount Louisa, Qld 4814

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 801 m2**

**Type: House**



Sibby Di Bartolo

0417606157

## OFFERS OVER \$800,000

In a commanding position on the foothills of Mount Louisa and surrounded by beautiful well established landscaped gardens this 2 storey home offers the perfect fusion of stylish versatility and seamless integration. This comfortable home has been thoughtfully and cleverly designed utilising space and ensuring everything is exactly where it should be.

Designed to make the most of the view and to utilise air flow the living area is located on the first floor of the home. This living space has a practical open plan design framed by huge windows and sliding glass doors. Whether you're enjoying a meal in the dining room, on the timber deck or preparing dinner in the huge well-appointed kitchen looking out at the palm trees and hilltops is quite relaxing and sometimes distracting. Downstairs doesn't disappoint either. Upon entry you are greeted by an amazing timber staircase and modern chandelier enticing you into the home and inviting you to see more. And there is more- stepped cornices, beautifully polished timber floors, and art niches. Offering a lifestyle of comfort and luxury with versatile spaces over the 2 storeys this fabulous home is perfect for the professional couple, the family and those who find joy in entertaining. Features this magnificent home offers: Ground Floor- • Formal entry featuring a magnificent timber staircase encircling a stunning chandelier • 3 generous sized bedrooms with built in robes • Huge main bedroom with bay window and covered patio with views of landscaped gardens • Spacious walk-in robe to main bedroom • Colossal ensuite to main bedroom with double vanity, huge bath, separate shower, and linen cupboard • Large bathroom with separate plunge • Linen cupboard in hallway • Good sized study • Internal laundry with bench space and cupboards • Tiled double lock up garage with roller door access to the backyard Top Floor- • Split system air conditioners to the living • Polished timber floors throughout the living area • Fantastic entertainers' kitchen with corner pantry, gas cook top and 2 electric ovens • Elevated formal dining area • Spacious lounge with access through timber French doors to front portico • Carpeted theatre room • Entertain and take in the views from the timber deck off the living area • Convenience of 3rd toilet Plus: • 4 kw Solar Power System • Gas Hot water system • Automatic sprinkler system • Roomy backyard with established fruit trees Location- • Conveniently located close to Mount Louisa Shops and Medical Centre • Close to Childcare Centres, Calvary Christian College, • Short drive to Mount Louisa Walking Track and sporting facilities \*VIRTUAL FURNITURE, PROJECTOR & SCREEN USED FOR MARKETING PURPOSES. Disclaimer: While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies and we accept no liability for any errors or exclusions (including but not limited to a property's land size, floor plans and building age). Accordingly, all interested parties should make their own enquiries and obtain their own legal advice.