

17 Gladys Court, Joyner, Qld 4500

AREA SPECIALIST

House For Sale

Thursday, 14 March 2024

17 Gladys Court, Joyner, Qld 4500

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1266 m2

Type: House



Levi Thompson

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For Sale

ITS ADDRESSED: Nestled within the serene enclave of Gladys Court in Joyner, this exquisite four-bedroom family residence at number 17 offers an unparalleled opportunity for discerning families seeking both space and comfort. Set against the backdrop of a generous 1266 square metre parcel of land, this home seamlessly blends modern living with a focus on independence and privacy. As you step inside, a vast, open-plan living space unfolds before you—a meticulously crafted area designed to accommodate family activities and foster social gatherings. The heart of the home, the kitchen, is a culinary haven featuring luxurious granite worktops, an ILVE 900mm electric oven, gas hotplates, and a Bosch dishwasher, ensuring that meal preparation becomes both a joy and a breeze. The property is thoughtfully designed, offering a versatile multi-purpose room, high ceilings in the lounge and dining areas, and freshly painted interiors adorned with new ceramic tapware. Climate control is effortlessly maintained with a 7kw air conditioner in the main family area, a 4kw unit in the master bedroom, and a 2.5kw unit in the third bedroom, complemented by ceiling fanlights in the remaining rooms. Ensuring the utmost security, the residence boasts a newly installed hardwired fire alarm system and a comprehensive Swann Camera security setup. The recently renovated main bathroom, along with new toilets and solar enhancements such as a 12kw solar system and Solar Hotwater, underscores the home's commitment to both safety and eco-friendliness. Outdoor living is elevated to a dreamlike experience with three covered entertainment areas, a grand 5-metre gazebo, and a 6x3 metre shed catering to storage or hobby needs. Resourcefulness and sustainability are further accentuated by a 3000-litre water tank and twin 45kg LP gas tanks. For peace of mind, a quarterly monitored termite management system is in place, accompanied by a yearly house inspection, providing assurance against the unseen. 17 Gladys Court stands as a sanctuary, promising a harmonious blend of tranquillity and convenience. Centrally positioned to major shopping centres, schools, public transport, and highways, it transcends the notion of a mere house—it is a home poised to create enduring family memories.

- Four bedrooms
- Multi purpose room
- Certified newly installed fire alarms system hard wired
- 7kw air conditioner unit to main family area
- 4kw air conditioner unit to main bedroom
- 2.5kw air conditioner unit to third bedroom
- Ceiling fanlights to remaining bedrooms
- Two living areas – lounge & formal dining, Family and game/ general dining
- 12kw solar
- Solar HotWater 180l
- Three covered outdoor entertainment areas
- Large 5 mtr dia gazebo entertaining platform
- Large 6mtr x 3mtr shed
- 3000ltr water tank
- High ceilings in lounge and formal dining area
- Side access
- Freshly painted
- New ceramic tapware through out (accept laundry)
- Newly installed toilets
- Open plan layout
- Swann Camera security system with monitor (Can be transferred to new owners)
- Gas Fire/Heater in Lounge
- Twin 45kg LP gas tanks
- Renovated main bathroom
- Vacuum maid
- Renovated Kitchen with granite worktops, ILVE 900mm electric oven / gas hotplates / Bosch dishwasher
- Quarterly Monitored termite management system in place plus yearly house inspection. (Contract can be transferred to new owners)