

# 17 Tahan Crescent, Tanah Merah, Qld 4128

## House For Sale

Wednesday, 8 May 2024



17 Tahan Crescent, Tanah Merah, Qld 4128

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 622 m2

Type: House



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## Stylish Entertainer | Dual Living Potential!

Situated on an elevated 622m<sup>2</sup> allotment with a breathtaking outlook, this incredible property presents a unique opportunity for the savvy buyer. Joined by the double remote garage, the home consists of two separate yet connected wings. The main home boasts three spacious bedrooms including an ensuited master suite with a view for a hotel-like experience each and every day. There are also two separate and distinct living areas each boasting their own covered entertaining patio for year-round enjoyment complete with ceiling fans and downlights. The central kitchen with its custom marble benchtops and soaring ceilings serves as the heart of the home, providing the ideal vantage point to enjoy the daily sunset behind the mountains. If this wasn't already enough, the self-contained studio with its own individual entry boasts an additional ensuited bedroom and spacious living area with kitchenette. Whether you've got a teenager, parents or extended family, guests or a desire for an additional income stream, this space presents so many opportunities! Those with a home business will also appreciate this space for the potential it provides. This property truly must be inspected to be appreciated, it is one-of-a-kind in the current market. Situated just minutes drive from the 'Hyperdome' shopping precinct and both the M1 and Logan Motorway access, this property truly does have it all!

**HOME FEATURES:**

- Bedroom: 3 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans + Ducted A/C
- Master Suite: Spacious Room + Ensuite + Walk-in Wardrobe + Ceiling Fan + Ducted A/C
- Bathroom: 1 x Main Bathroom + Separate Toilet + Ensuite
- Kitchen: Central Modern Kitchen with Island Bench + Custom Marble Benchtops + Electric Cooking + Exhaust + Dishwasher
- Living (a): Family Area Combining Kitchen + Meals + Lounge
- Living (b): Media Room
- Home Features: Ceiling Fans + MyAir Ducted A/C + Security Screens/Doors + CCTV Camera System + Allowance for Gas Connection (Kitchen and Patio) + Under House Storage

**SELF-CONTAINED STUDIO FEATURES:** \*Potential Dual Living/Home Business/Office!

- Bedroom: Spacious Room + Built-in Wardrobe + Ceiling Fan
- Living (c): Lounge Room with Kitchenette
- Separate Entrance/Front Door + Garage Access + Wired on its Own Circuit

**OUTDOOR FEATURES:**

- Outside Area: Front Covered Entertaining Deck with Ceiling Fans Overlooking Breathtaking Outlook + Large Rear Deck with Insulated Panel Ceiling, Ceiling Fan and Glass Balustrade Overlooking Yard
- Car Space: Double Remote Garage + Single open-air Car space
- Outside Features: Fully Fenced + Landscaped Gardens + Sandstone Retaining + Solar 13kW + Electric Hot-Water System + Three Phase Power

\*Buyers Request: Building and Pest Report + REIQ Contract + Title Search

\*Note: The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review however this should not be relied upon and interested parties should rely on their own enquiries. (STCA - Subject To Council Approval)