

**2/31 O'Neill Circuit, Kearneys Spring, Qld 4350**



**Unit For Sale**

Tuesday, 21 May 2024

2/31 O'Neill Circuit, Kearneys Spring, Qld 4350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Offers Over \$769,000

- Elevated position with a beautiful outlook· 3 generous bedrooms with built-in robes· Large main bedroom with walk-through robe and ensuite· Formal lounge room· Open plan living/dining with timber look vinyl flooring and ceiling fans· Stunning kitchen equipped with quality appliances including gas cooktop, electric oven, rangehood and dishwasher, plus plenty of cupboards and drawers, 2 bowl sink and island bench· Family bathroom, stylish, featuring stunning tile work, separate bath and shower· Separate powder room with toilet for added convenience· Laundry, located at the rear of the garage, with plenty of storage· Ducted air-conditioning throughout inc. garage· Covered outdoor entertainment area with blinds and ceiling fan for year round enjoyment· Grassed courtyard with privacy fencing, established hedges and gardens· Low maintenance rear area with artificial turf & Garden shed· 366m<sup>2</sup> corner allotment· Double remote garage

Discover the epitome of modern, luxury living at Unit 2, 31 O'Neill Circuit in Kearneys Spring. Built in 2022 by the renowned Paragon Homes, this executive-style single-level unit is a testament to quality craftsmanship and sophisticated design. Nestled in one of Toowoomba's most loved neighborhoods, this fabulous residence promises an exceptional lifestyle. The home boasts three generous bedrooms, each with built-in robes, while the large main bedroom features a walk-through robe and a stylish ensuite. The ensuite impresses with its twin vanity, walk-in shower, separate toilet and contemporary tiles and styling, creating a spa-like retreat. The formal lounge room at the front of the unit sets the tone for relaxed, sophisticated living. At the heart of the home is the stunning kitchen, equipped with caesarstone benchtops, quality appliances including a gas cooktop, electric oven, rangehood, and dishwasher. Ample cupboards and drawers, a two-bowl sink, and an island bench provide both functionality and style. The open-plan living area, featuring timber flooring and a ceiling fan, seamlessly flows into the dining area, which opens to the outdoor entertainment space. The family bathroom is a masterpiece of design, featuring stunning tile work, a separate bath and shower, and a separate powder room with a toilet for added convenience. Practicality meets elegance in the laundry, located at the rear of the garage, offering plenty of storage with built-in cupboards and caesarstone benchtop. Commercial quality ducted air-conditioning throughout the home ensure comfort throughout the year, while the covered outdoor entertainment area, complete with blinds and a ceiling fan, allows for year-round enjoyment. The grassed courtyard, bordered by privacy fencing and established hedges and gardens, provides a serene outdoor retreat. A rear courtyard with artificial turf and garden shed offers additional functionality. Last but not least is the spacious double lock up, remote garage complete with ducted air conditioning. Uniquely positioned on the 366m<sup>2</sup> corner allotment with a beautiful outlook; never to be built out! Serenity will not be lost here. Located close to major shopping centres, cinemas, restaurants, hospitals, and both public and private schools, Unit 2, 31 O'Neill Circuit combines luxury living with unbeatable convenience.

Investor - Our property management team has recently appraised the home at \$675 per week, subject to market conditions. Positioned in a quiet street, this executive-style unit is the perfect blend of elegance, comfort, and modern living, making it an ideal choice for discerning buyers. Experience the best of contemporary living in Kearneys Spring.

General rates: currently \$1,103.57 net per half year  
Water rates: currently \$314.95 net per half year plus consumption  
Primary school state catchment: Darling Heights State School  
High school state catchment: Harristown State High School  
Home Built: 2022