

# 2 Amadio Court, Douglas, Qld 4814

## Sold House

Tuesday, 6 February 2024

2 Amadio Court, Douglas, Qld 4814

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 991 m2**

**Type: House**



Greg Boucher

0407316141

**\$565,000**

• Welcome to 2 Amadio Court, Douglas! This stunning 4-bedroom, 2-bathroom home is now available for sale. With a spacious land area of 991 sqm, this property offers plenty of room for your family to grow and thrive. As you enter the property, you will be greeted by a well-designed floor plan that maximizes space and functionality. The open living room is perfect for entertaining guests or simply relaxing with your loved ones. The interior design of the house is tastefully done, with hardwood flooring throughout upstairs adding a touch of elegance to the space. With four bedrooms, each equipped with oversize built-in wardrobes, air conditioners and ceiling fans, this home provides ample space for everyone. The main bedroom boasts an extra large walk-in robe, and is the perfect master retreat. The kitchen is a chef's dream, featuring modern appliances, ample storage space, and a sleek design. Whether you enjoy cooking for a crowd or preparing a meal for yourself, this kitchen will exceed your expectations. This home proudly boasts 2 Bathrooms, both servicing the property perfectly. Exquisitely designed for space, luxury and functionality, offering everything you could need. Key Features:

- Just a short stroll to the Ross River
- Spacious Living: Generous 4 bedrooms and 2 bathrooms provide ample space for comfortable living.
- Oversized Garage: Perfect for parking, storage, or a workshop - the choice is yours!
- Breath-taking Balcony: Enjoy the tranquillity of the location from your expansive balcony, one of the largest in the area!
- Polished Floorboards: Upstairs boasts sleek and stylish polished floorboards, adding warmth and charm.
- Modern Kitchen: Whip up culinary delights in the modern kitchen featuring a gas cooktop.
- Luxurious Bathrooms: Indulge in 2 modern and spacious bathrooms, designed for ultimate relaxation.
- Main Bedroom Walk-In: A large walk-in robe in the main bedroom provides convenience and organization.
- Climate Control: Stay comfortable year-round with air conditioning and ceiling fans throughout.
- Built-In Robes: Each room features large built-in robes for ample storage space.
- Security & Privacy: Enjoy peace of mind with full security screens and a fully fenced 991 sqm block.
- Outdoor Living: Embrace the outdoors with garden beds, a garden shed, and side access for added convenience.
- Termite Protection: Full termite protection ensures your home is safeguarded for years to come.
- Internal & External Stairs: Easy access with both internal and external stairs.
- Riverside Bliss: Immerse yourself in the beauty of a riverside suburb, offering a lifestyle of serenity and relaxation. Step outside into the backyard and be captivated by the lush green lawn and beautiful plants. The yard offers plenty of space for outdoor activities and is perfect for children and pets to play freely. The location of the property ensures privacy and allows for a peaceful lifestyle. With a double garage and open parking spaces for two additional vehicles, parking will never be an issue. The property also boasts a charming front yard, adding to its curb appeal. Located in a peaceful neighbourhood, this property offers a serene environment while still being conveniently close to schools, shops, and other amenities. Enjoy the best of both worlds - a tranquil retreat and easy access to everything you need. Don't miss out on this incredible opportunity to own a beautiful house in Douglas. The price guide for this property is Offers Overs \$529,000. Contact me today to arrange a viewing and make this house your dream home.

• Current rental appraisal \$600 to \$650 per week. • Photos are true and correct. Taken 1st of Feb 2024.