

# 2 Gene Kelly Court, Maudsland, Qld 4210

## House For Sale

Wednesday, 3 April 2024

2 Gene Kelly Court, Maudsland, Qld 4210

**Bedrooms:** 8

**Bathrooms:** 5

**Parkings:** 7

**Area:** 4004 m2

**Type:** House



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## Expressions of interest

Introducing an extraordinary opportunity that's as rare as it is remarkable! Nestled on approximately 4004m<sup>2</sup> of fully fenced coveted land in the highly sought-after neighbourhood of Tuxedo Junction, this property on town water presents not just one, but 3 distinct residences plus a fully equipped shed awaiting your discovery. Prepare to be awestruck as each residence unveils its own unique charm and potential. This huge, immaculate and very well-maintained property was built in 2010. Ideal for a large family seeking ample space, savvy investors looking to generate rental income, or entrepreneurs envisioning the perfect business setup, thanks to convenience of three separate electricity meters, providing flexibility and efficiency for each residence, the possibilities are truly endless. From the allure of hosting on Airbnb to creating an expansive retreat, this property caters to diverse aspirations.

**RESIDENCE 1** This is the biggest residence and includes: • 4 Bedrooms • 1 Study • 4 Living areas • 2 Bathrooms • Massive laundry • 2 car garage • 5kw Solar system with 27 solar panels • Gas stove cooktop & stone benches • Electric Oven • Electric hot water system • Alarm System • Music System with speakers in the ceiling of living room and outdoor patio • Ducted Vacuum System (supplied by Modern Alarms) • Ducted aircon throughout + 2 Split Systems • Stainless steel outdoor BBQ • Electric gates • Septic: Aqua Nova Bed n Breakfast System (serving all dwellings including shed) • Room for a pool

**RESIDENCE 2** This residence has separate entrance and includes: • 2 Bedrooms • 1 study • 2 Bathrooms • 1 laundry • 2 living areas • Gas stove cooktop & stone benches • 1 aircon unit • 2 car garage • Electric hot water • 2x5000L water tanks • Room for a pool

**RESIDENCE 3** This residence has separate entrance and includes: • 2 Bedrooms • 1 Bathroom • 1 living • 1 kitchen • 1 aircon unit

**SHED** The shed is 18x9m and it had been fully converted to a granny flat and includes: • 2 big bedrooms • 1 bathroom + laundry • 3 car garage (+space for tools) • Fully equipped great sized kitchen • 1 powerful aircon unit • Completely insulated • 4x3000L concrete tanks • 3x6000L Water tanks • Connected to the septic system • Big rear garden • 9x3 patio

**Disclaimer:** The shed itself is council approved but it hasn't been approved as livable dwelling yet. With an abundance of space, features and amenities, including multiple water tanks and a myriad of living spaces, this property epitomizes luxury living on a grand scale. Maudsland is known for its picturesque rural setting and proximity to natural attractions such as national parks and reserves and it offers residents a peaceful lifestyle with close access to essential amenities and shopping centres. The area is characterized by lush greenery, and a community-oriented atmosphere, providing a balance between suburban comfort and the tranquillity of nature. Don't miss the chance to make this stunning property yours - schedule your inspection today, as opportunities like this are truly one-of-a-kind!

**DISCLAIMER:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes!