

# 20 Brianna Court, Araluen, Qld 4570

CENTURY 21

## Acreage For Sale

Tuesday, 21 November 2023

20 Brianna Court, Araluen, Qld 4570

Bedrooms: 4

Bathrooms: 4

Parkings: 6

Area: 4793 m2

Type: Acreage



Chantelle Groben  
0421192064



Ben Job  
0421862539

## Offers Over \$1.195 Million

Discover the epitome of spacious, modern living situated on over an acre of land within the sought after location of Araluen. With a staggering 480m<sup>2</sup> of living under roof, this impressive property boasts 4 bedrooms and 4 bathrooms, making it an ideal choice for families seeking the perfect fusion of style and functionality. The interior showcases a host of high-quality features such as ducted air-conditioning and bamboo flooring adding a touch of luxury to everyday living. The property extends its allure outdoors with an inviting deck area overlooking an in-ground saltwater pool perfect for hosting family and friends or simply relaxing during warm summer days. Additionally, it offers a three-bay shed equipped with three phase power and plenty of side access. Moments from Gympie's CBD, private schools, medical facilities and the new Sunshine Coast Link Road, this is the home you have been waiting for.

**Key Features:-** Modern family home on a large 4,793m<sup>2</sup> allotment with generous proportions and room for a growing family- Spacious layout featuring 4 bedrooms and 4 bathrooms plus work from home office with dual living potential- Modern interior design complemented by quality fixtures, ducted air-conditioning and bamboo timber flooring throughout - Stylish kitchen with Butlers pantry, gas cooking and stone benchtops with large proportions- Spacious master suite filled with natural light featuring walk-in wardrobe, ensuite with grand proportions- Carpeted bedrooms, with each bedroom featuring air-conditioning, ceiling fans and built-in wardrobes- Generous main bathroom upstairs with separate shower, bath and separate toilet plus a third bathroom downstairs- In-ground saltwater pool paired with a fully screened deck — ideal for outdoor gatherings- Remote controlled two car garage with internal access- Four and a half bay shed equipped with three phase power and side access- 10 kw of solar- Convenient proximity to local amenities including Gympie's CBD and educational institutions

Experience living at its finest in this large modern home. This property truly redefines what it means to live comfortably without compromising on style or location. Don't miss this opportunity and be ready to celebrate Christmas in your beautiful new executive home!