

**20 RAINBOW STREET, Armstrong Beach, Qld 4737**



**Sold House**

Tuesday, 19 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 11**

**Area: 4177 m2**

**Type: House**

## Contact agent

This tropical oasis in Armstrong Beach leaves nothing to the imagination. This is an executive style home built with quality, convenience and low maintenance in mind, yet still affords all the luxuries. All the boxes were ticked with the design of this spacious 405m<sup>2</sup> block family home, the value in this property is unsurpassed in the current market. Situated on over an acre of land this expansive home encompasses endless entertainment and relaxation with 3 living areas flowing into the open plan, a large patio with retractable outdoor blinds, a stunning huge salt water pool and 6 person heated spa under a newly constructed gazebo. Not to mention the 12x9 powered shed for the man of the house. All of this within 500m of a secluded and quiet sandy beach. This is a home that dreams are made of and perfect for creating long lasting memories for you and your family. This amazing property features:

- 4177m<sup>2</sup> block, fully fenced and lockable with dual access points to back yard including wide double gates at rear of property.
- Majestic saltwater in-ground pool expanding 8m x 4m, with spa seat, waterfall feature and multi-coloured pool light. The pool has surrounding picturesque landscaping, outdoor shower and 4 metre Cantilever 360 degree maneuverable pool umbrella.
- 6 person Spa under a near new timber gazebo with mood lighting, Mackay cedar bar top and 240v power.
- 4 large bedrooms, 3 with full wall length built-in cupboards and tinted glass sliding doors with security screens. All rooms include recently replaced ceiling fans, TV outlets, down lights and ample power points.
- Main bathroom with standalone bath, floor to ceiling tiles, vanity with large mirror, storage cupboard and separate toilet.
- The master bedroom is oversized with a walk-in robe and ensuite with huge mirrored doors. With a split system air con, dual access with side french doors, ensuite with double shower heads, large vanity with mirror and floor to ceiling tiles.
- Massive white 2pac painted kitchen with island bar, 40mm solid granite bench tops and abundance of draws and cabinets.
- Kitchen also features stainless steel appliances including double door fridge, new oven, induction stovetop and concealed dishwasher.
- 3 large separate living areas including a theatre lounge room with full blackout blinds. Large second living area and entertaining area able to be separated by french bi-fold doors and fully tiled for convenience.
- Fully ducted reverse cycle airconditioning throughout entire house.
- Vac-maid ducted vacuum system throughout entire house.
- Custom made blinds throughout entire house.
- House is fully security screened with crimsafe front, rear and eastern pool side entrances.
- Near new 6kw solar system with 22 panels installed.
- Solar hot water system.
- Laundry with large bench space, multiple draws, huge cupboard storage and direct access to dual clotheslines outside.
- Extra large additional storage cupboard in hallway.
- 8.5m x 5m insect proof Spanline patio with fully retractable brand new Ziptrak outdoor shade blinds.
- Dual car garage 6.5m x 7m with remote access and full wall length storage.
- Extra high shed, 12m x 9m with 240v power, 15 amp, 4 roller doors with opening height of 2.9 metres, 3 pa doors, over 25m of solid fixed shelving and corner timber work bench.
- Boat/Caravan extension to shed 11 x 4 metres with extra high 4m roof.
- Town water or rainwater option for house, pool and yard with 4 x 22,500 litre rainwater tanks.
- Toro electronic timed watering system to all main house gardens and pop up sprinklers to front grassed areas. Most gardens are recently tarped for weed maintenance.
- Electricity metre modified to allow an auxiliary generator to power entire house.
- Horse shoe front driveway for convenience.
- Security cameras to front and back of house.
- Entire house carpets and tiles professionally cleaned Feb 2023.
- Bamboo and mock orange hedges planted along 3 boundaries for privacy screening.
- Beautifully landscaped, low maintenance gardens adorn the property as well as Lime, Passionfruit, Mandarine, Orange and Lemon trees.
- Rocked garden with fire pit and rustic timber seating.
- Extra large additional fire pit for yard maintenance.

With world class fishing and boating at your doorstep and only 7 minutes to the nearest shopping complex and specialty stores this property is situated in the perfect location to suit any lifestyle. Please contact us with any enquiries, private inspections available upon request.