

**22 Dianella Crescent, Maudsland, Qld 4210**



**House For Sale**

Friday, 22 March 2024

22 Dianella Crescent, Maudsland, Qld 4210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 639 m2**

**Type: House**



Brad Wilson  
0408601997



Tishauna Haynes  
0408601997

## Auction

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! POOL, SIDE ACCESS & MULTIPLE LIVING AREAS IN THE 'RIVERSTONE CROSSING' ESTATE Introducing 22 Dianella Crescent, Maudsland! Nestled within the sought-after Riverstone Crossing estate, this captivating residence is now on the market. Positioned on a generous 639 square metre allotment, it harmonizes comfort, elegance, and practicality flawlessly. Upon entry, you'll be greeted by a meticulously planned interior, showcasing contemporary architecture and meticulous craftsmanship. The living area offers a snug haven, perfect for unwinding or entertaining guests. The kitchen is a culinary haven, featuring premium appliances, ample storage, and a chic layout to inspire your culinary endeavours. Bedrooms are generously proportioned, providing tranquil retreats for relaxation. Bathrooms exude sophistication with opulent fittings and fixtures. Outdoors, the backyard beckons outdoor enthusiasts, offering ample space for play or alfresco gatherings. A refreshing swimming pool awaits, ideal for basking in the summer sun. Situated on a corner plot, privacy is assured while natural light floods the interiors. Wood flooring infuses warmth and charm, complementing the inviting ambiance curated by the tasteful furnishings and interior design. Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Brad or Tishauna to book your inspection time.

**Property Features:**

- Four bedrooms - Luxurious Master bedroom with walk in robe & ensuite featuring double basins
- Three remaining bedrooms all with built in mirrored robes
- Ducted air with zoning
- Modern large kitchen with gas cooking, dishwasher, stone bench tops & a butlers pantry
- Spacious open plan living and dining room
- Media room
- Kids retreat area/study
- Timber laminate flooring throughout
- Modern main bathroom with bath
- Beautifully finished large backyard with artificial turf for low maintenance
- Heated in ground pool with pool cover
- Garden shed
- Separate laundry
- Fully fenced
- Side access with room for small boat, jet ski or trailer
- Extra large undercover entertainment area with two separate areas
- Double lock up garage plus off street parking
- NBN Ready (FTTP)
- Solar 5.4kW with batteries (20 panels)
- Built in 2017
- Instant gas hot water
- Council Rates: Approx. \$945 biannually
- Water Rates: Approx. \$226 + usage costs per quarter
- Located in a body corporate estate - Body Corporate fee: Approx. \$35 per week
- Previous Rental at \$1,200 per week

Why do families love living in Riverstone Crossing Estate? Riverstone Crossing Estate offers 24/7 security, pool, gym, spa, sauna + more (see below) Riverstone Crossing offers resort style living facilities in a prestigious family friendly community, including exclusive access to 24 hour security patrols, two swimming pools, spa, sauna, change room facilities, gymnasium, floodlit tennis courts, residents lounge and function rooms for private use, basketball courts, children's scooter park, BBQ facilities and ongoing streetscape maintenance all for the low weekly fee. With plenty of wide open spaces for the kids to run free, ride their bikes, kick the footy, trees to climb and the river to explore, while all in a safe and engaging community, it makes for a truly wonderful place to grow up, forge friendships and create lasting memories.

**Disclaimer:** 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. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.