

# 22 Felix Street, Cranley, Qld 4350

## House For Sale

Thursday, 9 May 2024

22 Felix Street, Cranley, Qld 4350

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 522 m2

Type: House



Zac Turley  
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## Expressions of Interest Invited

Nestled within The Summit Estate in Cranley, amidst a vibrant community of newly constructed homes and upcoming high-standard constructions, this exceptional property is strategically positioned for growth. Its prime location ensures convenient access to essential amenities such as the revitalized Wilsonton Shopping Centre, St Andrews Hospital, and the soon-to-be-completed Ballie Henderson Hospital. Furthermore, with the Toowoomba Bypass in close proximity, travel to Western destinations, Brisbane, the Gold Coast, and beyond is seamless. Crafted by the esteemed builders Arden Vale on a 522m<sup>2</sup> corner allotment, this unique property boasts a meticulously designed floor plan. It offers the flexibility of a downstairs granny flat area, perfect for larger families or as an ideal space for a home-based business. Throughout the home, premium fixtures adorn both levels, creating a comfortable living environment tailored to the needs of discerning buyers. Upstairs, an oversized air-conditioned open-plan living room awaits, highlighting breathtaking views that stretch from sunrise to sunset. The chef's kitchen stands out with its large walk-in pantry, stylish splashback, breakfast bench, ample fridge space, Ariston dishwasher, AEG oven and cooktop, and abundant storage and counter space. The generously sized air-conditioned master bedroom features its private deck with stunning views, along with a spacious ensuite boasting a walk-in shower, double basins, and a walk-in robe. On the same level, three additional built-in carpeted bedrooms with ceiling fans are easily serviced by a modern bathroom with a separate toilet. A standout feature of this property is the separate air-conditioned 2-bedroom guest wing downstairs, complete with ceiling fans, a full kitchenette, and a bathroom with its entrance into the spacious living area. This setup is ideal for a teenager's retreat, extended family stays, a home business, or as a potential separate tenancy for additional rental income. The designated parking bay facing Adelaide Street ensures direct access for clients, guests, or family members without traversing the rest of the home through the Felix Street entrance. The current owner previously used this space for a home therapy business, allowing them to meet with clients. After a day's work, they would retreat upstairs to relax on the deck, enjoying the mesmerizing sunset views. As the sellers say goodbye to this extraordinary property, a place filled with cherished memories of unforgettable gatherings, they have placed their trust in Zac and Sue to discover its next fortunate owners. We extend a warm invitation to all potential buyers to discover firsthand the unparalleled quality and charm of this distinct home. Your visit is not merely an inspection but an invitation to embrace the unique character and warmth that make this residence truly exceptional. Do not let this opportunity slip by; contact Zac or Sue today for more details or to schedule your private inspection.

**Upstairs Property Features:**

- Quality kitchen with soft-close cabinetry, AEG induction cooktop, electric oven, and Ariston dishwasher.
- Spacious open-plan family and dining area with escarpment views.
- Uninterrupted views that will never be built out.
- Large master bedroom with walk-in wardrobe, ensuite, and access to deck.
- Ensuite with double vanity, rain, and handheld shower.
- Ceiling fans and built-ins in all bedrooms except master.
- Reverse cycle air-conditioning in master bedroom and open-plan area.
- Modern main bathroom and separate toilet for bedrooms 2, 3, and 4.

**Downstairs Property Features:**

- Two bedrooms with reverse cycle air conditioners.
- Modern bathroom for downstairs bedrooms.
- Large laundry area with ample storage.
- Additional storage under staircase.
- Double lock-up garage with internal access and drive-through to workshop.
- Spacious workshop/man cave with TV, internet points, and cat door.
- Ceiling fans in granny flat living area.
- Well-equipped kitchenette in granny flat.

**Additional Property Features:**

- Built by Arden Vale Homes in June 2015.
- 5kW solar system and sandstone retaining walls.
- Great rental return potential.
- Two street frontages: 21 Adelaide Street & 22 Felix Street.
- Three covered car spaces plus four uncovered spaces.
- Two living areas and a paved courtyard with clothesline.
- Continuous flow gas hot water system.
- Rainwater tank plumbed to toilets, washing machine, and taps.
- NBN FTTP connection.
- Smoke alarm compliant.

**School Catchment:**

- Fairview Heights State School (Prep to Year 6).
- Wilsonton State High School (Year 7 to Year 12).

**Property Rates:**

- General net ½ year: \$1,309.75.
- Water net ½ year: \$315.29 + consumption.

**Disclaimer:** With utmost care and diligence, we have endeavoured to provide accurate and reliable information in this write up. However, we cannot accept responsibility or liability for any errors, omissions, inaccuracies, or misstatements that may arise. Prospective purchasers are strongly encouraged to conduct their own thorough enquiries to confirm the validity of the information presented herein. Prospective buyers are also advised that not all of the online photos of this property represent the property in its current condition. To access the most accurate information, please contact Zac Turley or Sue Edwards.