

**25 Joyner Circuit, Caboolture, Qld 4510**



**Sold House**

Monday, 14 August 2023

25 Joyner Circuit, Caboolture, Qld 4510

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 708 m2**

**Type: House**



Linda Upton  
0754989800

**\$815,000**

The cliché “Location, Location, Location” is not lost on this beautiful family home. Perched on a 708m<sup>2</sup> corner allotment; within walking distance of Caboolture Hospital, Central Lakes Shopping Village, and both state and private schools; this large home overlooks Central Lakes Park. Central Lakes Park is the hub of the Central Lakes Estate, offering a myriad of walking tracks, an off-leash area, Park Run, exercise and play equipment, and of course a serene lake teeming with birdlife. Being on a corner, the property has a separate side access for your trailer, boat or caravan and easy access to the single bay shed. Careful thought has gone into the design of this 2009 rendered brick and tile home. You are welcomed with lush sub-tropical gardens leading to the portico covered deck. Stepping through the wide, modern front door you are immediately drawn in by the tastefully appointed spaces opening up before you. Leading directly off the foyer is a spacious office, perfect for those who wish to keep business separate from their private life. None of your creature comforts have been compromised with four...yes, FOUR living areas! The library / music room has built-in shelving and cupboards. The separate media room is wired for surround sound plus wired for sound to family and billiard rooms, and features both ducted and split-system air-conditioning. The spacious family room opens through sliding glass doors to the covered patio for easy entertaining. Wait... there's more! Yes, the billiard room offers great entertainment value for you and your guests. Nothing like a game of Kelly's Pool to get the crowd mingling! The chef in the family will be thrilled with the copious prep space, double ovens, gas cooktop, dishwasher, microwave space, appliance cupboard, corner pantry and large fridge space. Everything is strategically placed on this block to allow for the best possible use of space. Crank up the BBQ while the kids splash around in the sparkling magnesium in-ground pool or play games on the lawn. High fencing and established gardens ensure your privacy. A side gate allows access to the single bay shed. With the combination of LOCATION, LAYOUT and LOOKS this property is a must-see for the astute buyer and will sell quickly. FEATURES INCLUDE:> 708m<sup>2</sup> fenced corner allotment in the prestigious Central Lakes estate> 2009 rendered brick and tile construction> Ducted air-conditioning (near new), security screens throughout> Ducted vacuum system> 4 bedrooms – all with robes, fans, carpet – main with ensuite and walk-in robe> 2 bathrooms – main with bath and shower, separate toilet> Study> Library / music room with built-in shelving and cupboards> Media room – wiring for surround sound, air-conditioning, carpet and fan> Family room – tiled, sliding doors to covered patio> Billiard / rumpus room – carpet> Kitchen - double ovens, gas cooktop with extractor fan, dishwasher, microwave space, appliance cupboard, corner pantry and large fridge space> Separate laundry with fold out internal clothes line> Covered and tiled alfresco with fan and gate leading to pool> Sparkling in-ground magnesium pool – deck, glass pool fencing, solar heating> Double remote-control garage - insulated> 6.5m x 3m colorbond shed – single roller door> CONVENIENCE> Easy access to the Bruce Highway or D'Aguiar Highway for your commute South, North or West. > 10 min walk to Central Lakes Shopping Village, Caboolture Hospital, St Columban's College, and Caboolture State High School.> 23 min walk to Caboolture East State Primary School, Sunshine Coast Uni and TAFE> 25 min walk to Caboolture Train Station and Sports Central Club> 12 min drive to Morayfield shopping and business precinct> 28 min drive to Bribie Island> 36 min drive to Brisbane Airport> 40 min drive to Sunshine Coast> Call Linda today for your private viewing 0413 349 112