

# 3 Gypsy Court, Cooloola Cove, Qld 4580

CENTURY 21

## House For Sale

Monday, 20 May 2024

3 Gypsy Court, Cooloola Cove, Qld 4580

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1226 m2

Type: House



Deb Clarke

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**\$840,000**

Striking a balance of design and liveability, this East facing, architecturally designed home sits on 1,226m<sup>2</sup> of level, prime coastal land in Gypsy Court and is a testament to space. The modern façade, featuring gabion front walls and a skillion roofline, conceals real wealth amongst the curated retreat. The gardens are masterfully designed and have been perfected for easy care and drought tolerance, giving the benefits of year-round beauty and colour. High ceilings seamlessly disappear as natural sunlight cascades down, following one single roof line of the spacious living area. Cross ventilation has been mastered by glass louvres, stacking doors and a spacious open plan living and dining, making the first impression outstanding. Serving as the heart of the residence, an enviable galley kitchen displays premium appliances, beautiful skylight, an island bench with a timber feature, and a sizeable butler's walk-in pantry. The rear stacking doors open to a fully covered outdoor kitchen and alfresco area, perfect for any entertainment or hosting guests. The opulent master suite engulfs you and coupled with the walk-in wardrobe and luxurious shower in the ensuite, offers a restorative retreat. Another plus sized queen bedroom gives you plenty of room for guests or family and a third bedroom could also be doubled as an office/study space allowing you expand to your hearts content. There is a separate, self-contained studio with its own bathroom that can easily accommodate dual-living purposes. The 6.8kw solar system, in combination with the 12/240V system takes energy efficiency to another level. The property is completed by a secure shed, workshop, herb garden area and allows rear access to a reserve, perfect for those afternoon walks; all kept meticulously maintained.

Features Include:- Electric gated entry to the large 1,226m<sup>2</sup> allotment.- Fully landscaped property featuring gabion walls throughout the grounds.- Thoughtfully designed for functionality and flow, offering designated areas and access.- Spacious open plan family and dining areas with a large media room.- Galley kitchen featuring large gas cooktop, double electric oven, and dishwasher with separate butler's pantry.- Separate media room and separate study.- second bedroom complete with built-in robes and ceiling fans.- Main bedroom complete with master ensuite and walk-in robe.- Main bathroom features double shower and large, freestanding bathtub.- Plethora of power points throughout.- Fully self-contained one bedroom studio with private patio.- Large, covered outdoor kitchen complete with entertaining area.- Large fire pit area featured with gabion walls.- Single carport and single shed for storage of a boat or caravan.- Designated garden area for herbs or vegetables.- Gated utility area.- Rear access to a private reserve.- 12V ambient lighting throughout the grounds.- 12v lighting and ceiling fans with inverters.- Louvered windows throughout the home.- Split system air conditioning.- 6.8kw solar system.- 15,000L water tank for rainwater storage.- R42 thermal insulation. A true haven of private living, 3 Gypsy Court is just 5 minutes to Woolworths and the Cooloola Cove retail centre, 10 minutes to Tin Can Bay and 20 minutes to Rainbow Beach. This exciting region is growing with even more to offer. Contact Deborah Clarke today to arrange an inspection on 0405 191 972. Disclaimer: All the above information has been supplied to us by the vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract.