

32 Derain Drive, Sladevale, Qld 4370



Sold House

Monday, 18 March 2024

32 Derain Drive, Sladevale, Qld 4370

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Leanne Cameron
0438852188

\$1,000,000

We want you to know we are serious about securing a Contract of Sale on our property, so do consider for yourselves. Come to view to truly experience what such a property can afford you in many aspects of your lives. Truly one of the most captivating locations I have been invited to sell, north aspect from the rear of the home, all living and the master bedroom will enjoy waking up to the view and sunshine, at times the low lying fog and beautiful cloud formations as they evolve and manifest into each incredible day here on Derain Drive. Our House here is positioned to take advantage of climate and environment 10 degree east of north. This House design was assisted by project managers, engineers and architect, the home has a Green Building Council of Australia 6 Star Greenstar rating. Sellers are a classy couple who have cleverly groomed this most incredible site on which they built an equally incredible home. These owners are travelers of the world and Australia, leaving this home for extended periods of time on their adventures, the property has been developed to be low maintenance, yet a landscape you can enjoy, living within it without being a slave to it. Your hill side land area can be left as it is naturally, or as owners have begun here, there are the beginnings of your very own walking tracks still evolving. For those who prefer to grow their own food, well here you have established raised beds perfect for those who enjoy growing and cooking with their own produce. A well established perimeter garden at the front is home to a plethora of birdlife, the sounds you hear when you are relaxed in conversation here are just beautiful. This was built for this retired World traveler couple, it has been nurtured and groomed for low maintenance, effort and expense placed on the natural land here for maximum benefit and comfort of the occupants. It is a property that effortlessly accommodates family and friends also. This property has four bedrooms, each with excellent built in robes, our Master Bedroom of course has an enviable walk in robe and simply beautiful ensuite. All other Bedrooms have access to a light drenched main bathroom, a separate toilet and also here there is a well located powder room for visitors. The Ceiling Heights here are varied by the Architect to add character, this also aids the seasonal comfort, be it heating and or cooling. We have a 2.7m entrance foyer, a ceiling height of 3.0m in all living and alfresco area of the home, 2.4m ceiling height in Kitchen and bedrooms. There is the evacuated tube Solar Hot water system with electric boost, there are Solar Power Panels on roof feeding back into the Ergon Grid, our electricity account here us usually a credit, or less than \$40 in winter. You will enjoy the benefit of a fully ducted air conditioning unit, zoned into four zones throughout the home. A well secured home, window locks and crimsafe securing screens where necessary. Owners use Foxtel, there are points in the media, lounge and living rooms. You will enjoy excellent WIFI and internet connection. Kitchen appliance are a SMEG 900mm stove, gas cooktop and electric oven, a full ducted range hood, an Ariston Italian dishwasher, USB port in kitchen for charging phones. Power points under island bench as well as above benches and in sliding appliance cupboard. Effortless interaction between kitchen and the expansive outdoor living areas, all can easily be passed from kitchen to the outdoor living, from outdoor living to kitchen. There is so much to take in when you are reviewing this stunning property. I remain ready to discuss further as you require, I remain ready to schedule your private viewing of this property.