

# 34 HONEY MYRTLE CLOSE, Burrum Heads, Qld 4659



## Sold House

Monday, 14 August 2023

34 HONEY MYRTLE CLOSE, Burrum Heads, Qld 4659

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 650 m2

Type: House

## Contact agent

OFFERS will be considered. Why look at a backyard fence when you can have this beautiful outlook? Living is a delight in this beautiful house. It has been architect designed to capture all the advantages of the lovely location overlooking the peaceful Lagoon from both the spacious living areas and the master bedroom. Another great feature of the design is how it brings in so much natural light giving an airy lightness to the living spaces. The house has been carefully positioned on the block to subtly enhance the feeling of lovely proportion and tranquillity. The captivating position overlooking the freshwater Lagoon provides a gorgeous yet peaceful backdrop for a morning coffee or an afternoon sip. One can watch with delight the myriad of waterfowl and other birds. The tall white Egret who regularly hunts on the far side is a favourite. The evenings often feature glorious sunsets followed by the beautiful silhouette of the far tree line backed by the orange hue of the setting sun beyond the horizon. Electric roller blinds enhance the experience of living here. The sparkling magnesium pool is a top of the line large plunge pool of chin-level depth throughout. The heated pool also features a four-jet spa space and underwater disco lighting or colourful mood lighting of your choice when selected. A portion of glass safety fencing allows appreciation of the pool from the patio while also allowing relaxed supervision of children at play. The outdoor garden living area features a rear double level garden, raised kitchen herb garden, natural wood low retaining walls and yellow-hued sandstone blocks. The Lagoon's walking track is accessed via just five steps down to the sandstone blocks and then a gentle grade to the track. And it's just a short 400m walk to the Burrum River edge and yabbie banks! The rear view of the house from the walking track across the Lagoon is just so good, easily the best on the lagoon from that viewpoint. The home was built in 2019 by the greatly respected and awarded team of Michelle and Colin Clark of "Essentially Residential". Check the quality of the sliding glass door locks to gain a glimpse of Colin's passion for the best. An enhanced ceiling height and square set cornices feature throughout the house. Builder installed safety grab are fitted in both toilets and showers. All sliding glass doors are recessed into the floor and shower access is also "no-step" for added safety. Additional Features of this Beautiful House:

- Two remote controlled Electric Roller Blinds to the large patio and the master bedroom. A manual Roller Blind also shades the north side of the patio if necessary.
- Fujitsu Air Conditioning to both living spaces and master bedroom.
- Spacious master bedroom suite with beautiful views of the garden and Lagoon through 2.5M sliding glass doors.
- Extra large 4M sliding glass doors from the living spaces to the 4m x 6.25m fully non-slip tiled patio.
- High quality floor limited slip tiling through the living spaces, utility rooms and master bedroom.
- Solar Power 6.6KW system provides very low electricity costs and is used for both pool filtering and heating (the sun pays for filtering and heating!).
- All external Glass manufactured with inbuilt protective tinting.
- Carport height designed to accommodate a caravan or large motor home, and with a 15amp outdoor socket.
- "Granite" stone bench or marble style top in the kitchen and both bathrooms.
- Walk-in pantry with butler's bench, power and large drawers in addition to the storage shelves.
- An all-drawer kitchen below the workbenches for easy access to appliances, dishware etc.
- A cooking tower for the microwave and oven at eye level to eliminate tiresome bending.
- Large laundry work space with a broom and ironing board cupboard.
- Ample "linen" storage spaces.
- Flyscreens to all windows and doors (except the main door).
- Full height, white gloss tiling to both the en-suite and the bathroom, a lovely feature enhancing the prestige feel.
- Floating bathroom benches and "flush to the wall" toilets for easy cleaning.
- A low footrest features in the en suite shower, a really good thing to have.
- Builder installed safety grab handles in both toilets and both showers.
- Recessed sliding door tracks throughout and "no-step" entry to both showers to eliminate trip risk.
- NBN fibre to the house with three internet outlets internally wired to the office (i.e. fourth bedroom), the living space and the library.
- Easy care garden with kitchen herb raised beds and 3x3m storage shed on concrete.

By the way, there is room on the left side of the house to put a "tinnie". Imagine, enjoying the peaceful calm of the Lagoon and entertaining family and friends from the patio. Imagine waking up to the captivating view from the bedroom. Imagine the wildfowl gliding over the water. Imagine the awe as friends visit and come face to face with the view from the living area. Now is the time to Inspect. To Buy.