

**37 Emma Drive, Richmond, Qld 4740**



**Sold House**

Thursday, 14 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 815 m2**

**Type: House**

**\$860,000**

With the enviable address of 37 Emma Drive in Sugarview Estate, this gorgeous home built less than 3 years ago, means you can have the luxury of a near-new home without the hassle or waiting times of building. With a 259m<sup>2</sup> footprint, the stylish and modern finishes will put this stunning home on the top of your wishlist! Leading you through the entrance to the heart of the home is the perfect open plan living area for everyone to enjoy, starting with the luxe kitchen with sleek stone benchtops and complimented by the large walk in pantry with plenty of space for the fridge and food storage. From the oversize island breakfast bar, look out over the dining and living areas that then flows out of the corner sliding doors to the patio, making a very large indoor-outdoor entertaining or family space. The front of the home offers a relaxing parent's retreat featuring the master suite and plush media room, set away from the other bedrooms and living areas. The master bedroom has all of the modern comforts you would expect of this calibre home - generous sized bedroom, big walk in robe and sleek ensuite with walk in shower. The media room can be open or closed off with the extra large feature sliding door for a full cinematic experience. At the rear of the home are the remaining three bedrooms, all with built in robes and a centrally located study nook that has an opening into the living area to provide a connection between the two zones. The walk in shower in the main bathroom makes for a very open and generous space, with a freestanding bath tub and long vanity bench. The fully air conditioned home ensures cool and comfortable living while the 5.8kW solar system helps to keep the electricity bills nice and low. Taking full advantage of the 815m<sup>2</sup> block, the backyard entertaining area has got the lot! The oversize patio is fully tiled with an additional area specially for the built in pizza oven. Not only does the pizza oven look great in this outdoor entertaining hub, but it is great for homemade pizzas, roast meats and even smoked goods. The fully fenced rear yard has plenty of lush grass space for the kids or pets to play and a fire pit area built into the landscaping for the adults to relax and unwind. In addition to the double garage in the house, we have the high clearance 8m x 7m powered shed, located at the front side of the property, giving you plenty of options for the extra toys - cars, boats, caravan or bikes. With a rear high clearance roller door, access to the back yard is a breeze. The shed is powered and has a mezzanine floor for extra storage space as well. This property embodies that new home feeling and is surrounded by other quality homes in the very sought after location of Sugarview Estate. Don't miss the opportunity to make this prestigious property your new home! Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars, the provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.