

# 37 Hancock Circuit, Kleinton, Qld 4352

## House For Sale

Monday, 11 December 2023



37 Hancock Circuit, Kleinton, Qld 4352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 913 m2**

**Type: House**



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## Offers over \$849,000

If it's space you're looking for, this property is a must see! Designed for easy family living with grand spaces for entertaining combined with the latest fittings and finishings and a cleverly designed layout, this 5 year old home will impress the most discerning buyer. Impressive from the street, its appeal will leave little doubt as to the style and class that awaits inside. Entering through the large solid front door, you will find the first of two family living areas to the left with the large lounge room complete with carpeted floor, built-in low line cabinetry and ceiling fan. To the right is the expansive master suite located separately from the remaining bedrooms and boasting a generous size space with wall recess and overhead lighting, air conditioning, ceiling fan, walk in robe and large ensuite with double vanity, open shower, large spa and toilet. The three remaining light filled bedrooms offer plenty of storage with built-in robes & are serviced by the central main bathroom with full bath, separate shower and separate toilet. A designated study featuring a built-in desk and drawers with timber bench tops is ideally located at the front of the home allowing for the workspace to be private and tucked away from the main living area. Continuing through, the layout opens up to an enormous tiled open plan living area consisting of family room with built in entertainers cabinet providing space for tv & audio plus wine bottle storage, dining area, and a tasteful light filled, modern kitchen with plenty of bench space, quality Ariston stainless steel appliances, Caesarstone benchtops, high-end tapware, and stylish cabinetry with hidden handles. This flows seamlessly out on to the large covered outdoor entertaining area which overlooks the low maintenance landscaped gardens, and a second outdoor sitting area, bathed in natural sunlight has optimal aspects for cool breezes. There is car accommodation for four vehicles with the double garage with internal access to the house plus a huge 9 x 6m powered shed with 15amp circuits. Additional features include:- Reverse Cycle air conditioning- 10,000L tank with pressure pump plumbed to the house- Level 913sqm allotment with quality fencing - Rear yard access This quality built home sits on a huge 913m2 fully fenced block and is ready for its new owner. You won't want to miss your opportunity to inspect this amazing property so give Kirsty or Mike a call to arrange your private inspection or come along to the open homes. **DISCLAIMER:** Crowne Real Estate has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertis