

**37 Maryland Drive, Regents Park, Qld 4118**

**House For Sale**

Thursday, 15 February 2024



37 Maryland Drive, Regents Park, Qld 4118

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 646 m2**

**Type: House**



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## Luxurious Manor | Side Access!

Situated on an elevated north-facing 646m<sup>2</sup> allotment in a quiet and peaceful cul de sac of one of Regents Park's finest enclaves, this executive double storey family home complete with side access for those with a boat, caravan or extra vehicle presents the ultimate lifestyle. Built by Clarendon Homes in 2012, the timeless home has been recently refreshed throughout boasting a breathtaking modern kitchen and laundry. First impressions count and this home will ensure all of your guests are impressed upon arrival. Moving inside, you are treated to a variety of living space spread across both floors with four spacious bedrooms upstairs in addition to a great sized study/fifth bedroom downstairs. This home boasts an effortless flow through to the great outdoors where you will be entertaining year-round under the stunning outdoor entertaining area with views out over the yard and resort-style swimming pool. Enveloped by neat and lush landscaping there is simply nothing to do but move in and enjoy the luxury lifestyle. Do not miss this incredible opportunity! \*SIDE ACCESS POTENTIAL: Relocate the garden shed and/or rainwater tank to create side access. The space will fit a Boat/Caravan/Extra Vehicle or Both! HOME FEATURES: (Built by Clarendon Homes)· Bedroom: 4 x Spacious Rooms (+ Downstairs Study/5th Bedroom - No Door) + Built-in Wardrobes + Ceiling Fans + Ducted A/C· Master Suite: Spacious Room + Ensuite + Walk-in Wardrobe + Ceiling Fan + Ducted A/C· Bathroom: 1 x Main Bathroom with Separate Toilet (Upstairs) + Powder Room (Downstairs) + Separate Laundry· Kitchen: Stunning Modern Kitchen with Stone Waterfall Island Bench + 900mm Freestanding Gas Stovetop/Electric Oven + Exhaust + Dishwasher· Living (a): Family Area Combining Kitchen + Meals + Lounge· Living (b): Formal Lounge/Media Room· Living (c): Rumpus/Games Room· Upstairs Living (d): Kids Activity/Retreat with Balcony· Home Features: Ceiling Fans + Ducted A/C + Linen Storage + Security Alarm System OUTDOOR FEATURES:· Outside area: Stunning Outdoor Entertaining Area with Ceiling Fan Overlooking Yard + Pool· Pool: Sparkling In-Ground Chlorinated Swimming Pool with Water Feature· Car Space: Triple Remote Garage· Shed: Garden Shed· Outside Features: Fully Fenced with Side Access + Landscaped Gardens + Rainwater Tank + Colourbond Fencing + Solar System IN-ROOM AUCTION EVENT:· Time: 3:00pm Registrations - 3:30pm Start· Location: The Coffee Club Browns Plains Village Square (Behind Bunnings Warehouse)· Address: 18 Commerce Drive, Browns Plains QLD 4118 \*Buyers Request: Building and Pest Report + REIQ Contract + Title Search \*Note: The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review for review however this should not be relied upon and interested parties should rely on their own enquiries. (STCA - Subject To Council Approval)