

**37 Peppermint Circuit, Nikenbah, Qld 4655**



**Sold House**

Saturday, 12 August 2023

37 Peppermint Circuit, Nikenbah, Qld 4655

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 925 m2**

**Type: House**

**\$960,000**

This immaculate American Hamptons inspired home offers a seamless blend of modern elegance and coastal charm and is surrounded by other quality homes in one of Hervey Bays newest blue-ribbon locations. The open-plan living spaces are adorned with natural light, providing a warm and inviting ambiance that embraces you from the moment you enter. The spacious floor plan affords the whole family privacy and space and offers a comfortable and enjoyable style of living for the lucky buyer who secures this spectacular home. This home incorporates the finest inclusions and has been expertly balanced with modern practicality to cater to an array of lifestyles and individual needs. The property effortlessly combines both aesthetics and functionality, with the neutral colour scheme giving this home an inviting and relaxed feel. Don't miss the opportunity to make this beautiful house your new home. Features include:

- Contemporary Hamptons style home built approx. 2020, still covered by builders warranty
- Fully fenced front yard with charming white picket fence and automatic sliding gate
- Portico front entry
- Stylish, modern kitchen with integrated dishwasher, 90cm freestanding gas oven, plumbed fridge space, stone bench tops and walk in pantry
- Open plan living and dining spaces, adjoining kitchen and alfresco area
- Second formal living space or sitting room with electric fireplace
- Media/ theatre room with custom built in riser to give additional height for multiple seating and built in projector with motorised projector screen
- Generous master bedroom with walk in wardrobe and ensuite bathroom featuring dual vanities and separate toilet
- Three additional bedrooms, all with ceiling fans and mirrored built in wardrobes
- Stunning master bathroom with feature free standing bath and separate toilet
- Large laundry room with direct external access and generous storage including built in shirt hanger
- Double attached garage with direct internal and external access and automatic door
- Large undercover entertainment area with fan and pull-down privacy shades
- Gazebo in courtyard garden with festoon lights and raised garden beds - surrounded by cottage style gardens
- 10kW solar power system
- Fully landscaped, manicured gardens with irrigation system
- 925m<sup>2</sup> fully fenced allotment

The Springs Estate is filled with quality builds and offers a safe and secure neighbourhood with a relaxed and friendly atmosphere. The estate adjoining a large freshwater lake to enjoy with walkways, parks and BBQ area and is only minutes to beaches, shops, parks and medical facilities. 37 Peppermint Circuit is only a short drive to all major amenities in a very central location. St James Lutheran College is within a stone's throw and a short drive takes you to the beach and Esplanade. All other major amenities including the private & public hospitals, Stockland Shopping Centre & Hervey Bay Airport are within short drive. To arrange your inspection and for all enquiries, please Contact Eli Winger.