

**37 Spring Way, Nikenbah, Qld 4655**



**Sold House**

Sunday, 13 August 2023

37 Spring Way, Nikenbah, Qld 4655

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 858 m2**

**Type: House**



Eli Winger

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**\$972,500**

Surrounded by other quality homes in one of Hervey Bay's blue-ribbon locations sits this immaculate and spacious family home with every comfort and addition that the modern buyer desires. Step through the doors of 37 Spring Way and appreciate the sense of space and style - complete with sparkling in ground pool, shed and high clearance caravan port and spread across a generous 858m<sup>2</sup> allotment. Constructed by Stroud Homes, this home incorporates the finest inclusions and has been expertly balanced with modern practicality to cater to your family's needs. The warm neutral colour scheme with high ceilings and ample natural lighting gives this home an inviting and relaxed feel and offers a comfortable and enjoyable style of living for the lucky buyer who secures this spectacular home. Features include:

- Executive ex-display home completed in 2017 by Stroud Homes
- Chef's kitchen featuring stone benchtops, 90cm gas freestanding oven, plumbed fridge space and dishwasher
- Walk in butlers pantry with additional storage and counter space
- Open plan living and dining with vaulted ceilings which flows onto undercover entertainment area via L-shaped sliding doors
- Formal media room
- Generous master suite with walk in wardrobe and ensuite bathroom with dual vanities
- Three additional bedrooms, all with built in wardrobes
- Family bathroom with free-standing bath and separate toilet
- Full internal laundry room with direct access to outside
- Double attached garage with auto-lift door and direct internal access
- MyAir, Australian smart home air conditioning system
- Plantation shutters throughout
- Generous undercover entertainment area with pull down privacy blinds and built in barbeque area
- Sparkling in-ground saltwater chlorinated pool
- Garden pergola sitting area adjoining pool with fireplace
- High clearance caravan or boat port accessible via second driveway
- Approx. 5.5m by 4m Colourbond shed with adjoining approx. 2.75m by 2.5m port
- 6.6 kW solar power system
- Crimsafe security screens on front windows and doors
- Artificial turfed low maintenance yard
- Reticulation system to gardens
- 858m<sup>2</sup> fully fenced allotment

Meticulously designed to combine functionality, luxury and convenience, this executive family residence embodies style and sophistication whilst showcasing high quality finishes catering to every conceivable comfort the modern family is looking for. 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. For all enquiries and to arrange your private viewing please contact Eli Winger.