

**38 Arborseven Road, Glenwood, Qld 4570**



**Sold House**

Saturday, 25 November 2023

38 Arborseven Road, Glenwood, Qld 4570

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 5137 m2**

**Type: House**



Karen Heij  
0439767828



Tim Broadbent  
0754846755

## Contact agent

They just don't get much better than this! You don't have to do anything! The vendor has done all the hard work for you and all you do is grab the keys and start living your life of luxury. This newly built SP Thorne Home has all the bells and whistles you would expect, plus more features than meets the eye! Set on 5137m<sup>2</sup> of fully fenced and gated land with a large dam for added water security and a centerpiece of the gardens around. **STUDIO!** We will start the journey at the fully set up Studio! This offers either additional accommodation for the larger family or a secondary opportunity to rent and create an income. Pleasantly designed with a rustic iron look with open plan living with ceiling fans and A/C, modern kitchen, fireplace, bathroom and toilet plus a huge bedroom having ceiling fans and A/C. The bedroom has sliding door access to the large verandah to the front with stunning sitting areas to enjoy the surrounds. There is secondary undercover area with external laundry and plenty of water with 2 interconnected water tanks in place totaling 5000gls. Other features are fast flow gas hot water, NBN and fly screens throughout. This studio certainly has had a lot of effort put in to create that country rustic look, but with all the creature comforts you would expect in a new build. **HUGE SHED!** Every man's dream is to have a shed! Well, this is no ordinary shed, this is the SHED OF ALL SHEDS! A whopping 10mx9m with a 6m front awning and 4.5m clearance! More power points than you could poke a stick at, including 15amp inside and out. The shed has an insulated roof with 7.8kw of solar and inverter in place, 2 x 5400gl water tanks on concrete pads which are linked together. Internal water supply from shed tanks and also a gravity fed line from the Studio tanks. This is big enough for you to set up the ultimate man cave and still have enough space for your vehicles and toys. You will be the envy of all your mates and the neighbour's! **THE HEATED POOL!** After a hard day's work, when it's time to de-stress what more could you ask for than to come home to your newly installed swimming pool! 6mx3.5m Magnesium heated pool, perfect to sit back and wind down with your favourite beverage at hand, relaxing those aching muscles and reflect on the wonders of your new home. Fully fenced and gated with quick access from the 5m x 3.5m rear pool deck of this stunning home! **THE HOME!** With so many features you will need to view to appreciate the hard work and thought process of this design and everything it has to offer! As you walk up the oversized large stair entry you come to the front verandah that runs the full length of this home. With hardwood posts and railing and stainless-steel balustrade and Ekodeck flooring for low maintenance care. It just adds to the overall appearance of this quality-built home! The perfect place to sit in the mornings admiring your surrounds and enjoying the bird's morning chorus! You enter the house into the large lounge room with ceiling fan and air-conditioning in place, plenty of room for the furniture and entertainment center and in modern décor with plenty of natural lighting. The dining room again offers plenty of room for the larger furnishings and has a nook that would be the perfect location for your wine and bar booth. Rear access to the huge back deck through 3 panel stacker doors. The kitchen is to die for! Huge in size with quality cabinetry and plenty of storage. Large island bench for preparation, serving window to back deck and all the modern appliances you would expect in a new home build. Dishwasher, double sink, gas cook top and two ovens for your culinary delights. One of the largest walk-in pantries we have ever seen! You will never run out of storage space with plenty of shelving and power outlets for all your appliances. The Master bedroom is separate to the others with plenty of space, A/C, fan and plenty of natural lighting and again in stunning décor. Huge walk through his and hers robe to the modern ensuite with tiles to the ceiling, large walk-in shower, vanity and W/C. Bedrooms 2-3 are of equal size and boast ceiling fans, large windows and built in robes. There is an office/study room set up with NBN with a built-in office/study desk. Large laundry with double door linen and plenty of cupboard space and rear access to the huge deck at the back. The main bathroom is just one of a kind! Tiled to the ceiling, large shower and stunning stand-alone bath and basin. The rear entertainment deck is the ducks nuts! 10mx4m in size with 2 x ceiling fans and TV what more could you ask for when the footy finals are on and you have your family and friends over to enjoy your hospitality! The envy of all! Other features include: \* 2.75m ceilings throughout \* Security cameras \* Dewalt 7000w Electric start Inverter Generator System (runs entire property) \* Gutter Guard to all roofs (main house and shed professionally installed) \* Stefani Whole House Filtered Water System \* TAYLEX ABS Wastewater Treatment System \* Additional 5000gl water tank to house \* 2 x water pumps \* New build warranty in place This is a once in a lifetime opportunity to purchase a quality home with all the hard work taken care of! Call Karen (0439 767 828) or Tim (0436 005 293) for your private inspection today. N.B. Please do not enter any property without an agent present. All inspections by appointment only. Please phone or email Agent to arrange a viewing time. **DISCLAIMER:** " Whilst all due diligence has been taken in collecting and passing on the vendor supplied information, we do not accept responsibility for its accuracy and recommend intending purchasers/interested parties conduct and rely upon their own enquiries ".