

**403 Church Road, Taigum, Qld 4018**



**House For Sale**

Thursday, 9 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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## BEST OFFER OVER \$850,000

This home was originally constructed as the display home for the estate, so it was built with extra consideration and the inclusion of features that buyers would be looking for, as well as special extras like wide eaves. It has now been refreshed both inside and outside and is ready for sale - giving it a bright and clean presentation for new owners to call home. It has just been painted internally, and had additions such as fans, a skylight, and the driveway refurbished. The house features the following:-

- Lovely central entry portico with timber front door with glass insert panel, plus a full length side glass panel - allowing light to the entry area
- The hallway leads to the large open plan living room - with a well-designed kitchen with ample floor and overhead cupboards, an island bench incorporating the sink and dishwasher, and a large corner pantry. It has all electric cooking appliances - cooktop, exhaust fan, and a recently replaced oven. This room is light and airy with glass windows and glass back sliding door, plus a newly installed skylight. The area has both fans and a split system air conditioner.
- Four double bedrooms, all with downlights and ceiling fans
- The master bedroom is extra large and has an ensuite plus a walk-in robe, and is separated from the other bedrooms.
- The 3 other bedrooms all fit either a queen or two single beds - all have double built-in wardrobes
- The main bathroom is well designed for family use, and there is a bath, separate shower and vanity.
- There is also a separate toilet
- The home has tiles through the hallway, living area, bathrooms, toilet and laundry
- All 4 bedrooms are carpeted with the carpet being replaced approximately 3 years ago - and it has just been freshly shampooed
- The home has security screens on the front and back doors, and all windows
- There are two sets of double linen/storage cupboards with shelving located off the hallway
- The living area leads out to a good sized back undercover patio area - the perfect spot to catch the afternoon breezes, a play area for children, and definitely a great spot to entertain
- The laundry is at the back of the home, and the door leads to the back garden, where concrete pathways have been added leading to a choice of two clothes lines on the back and side of the home.

Double garage :-

- Large double garage with panel lift door - access direct to the home and there is an additional door leading from the back of the garage to the side of the yard - a very useful inclusion to bring things such as outdoor furniture, children's playthings and gardening items etc through without going through the house

Outside features :-

- An easy care level 450m<sup>2</sup> block
- Newly sealed and painted concrete double driveway
- Side access gate at the front allowing access to the back yard
- Attractive landscaped gardens at the front and back of the home
- Fully fenced back yard - perfect for children and pets

The location :-

- Positioned on the quiet end of Church Road in Taigum
- Good access to both Sandgate and Handford Roads, plus quick access to the Gateway Motorway and then to the Airport, or the north and south highways
- Good public transport with buses close by, plus easy access to a number of train stations
- Great selection of small and medium sized local shopping centers to choose from, plus Taigum Square Shopping Centre only a 2 minute drive
- A good selection of childcare centers, primary and state schools all within a short driving or biking distance, plus a number of private schools are easily accessible

Care and attention has been taken to prepare the home for sale, and it is now ready for new owners to make it theirs. This would be a great family home, or it would make a good share residence. In a month you could be moving into your new home.