

# 41 Elford Place, Mount Louisa, Qld 4814

## Sold House

Friday, 3 November 2023

41 Elford Place, Mount Louisa, Qld 4814

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 913 m2

Type: House



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**\$805,000**

Built to meticulous standards and boasting an impressive list of quality inclusions, this exciting three bedroom (+ media room) hillside residence offers a flexible floor plan and is ready to receive the new owners in true style. From the moment your eye is drawn across the front lawn, the subtle contemporary elegance of this home, combined with its modern lines provide commanding street appeal and a fresh modern appearance. Situated on a very generous 913 sq.m block, this executive property offers many sought after inclusions. Walking through the wide front doorway on the entry level, you are greeted by neutral tones and a blonde timber stairwell, tempting you downstairs to the expansive tiled living areas, kitchen, walk-in pantry, laundry, powder room and generous entertainers patio and swimming pool. Additionally located across the entry level are three generous built in bedrooms, study and an enviable theater room with raised platform seating - a true theater experience to be enjoyed by all. A very generous walk-in robe, luxe ensuite and automatic roller blinds are all inclusions to the oversized master suite, whilst the family bathroom offers a separate shower and tub and is positioned centrally to service the additional family bedrooms. To offer extra flexibility to the floor plan, 41 Elford Place has an air conditioned and tiled Multi-Purpose room, currently accessed from the side of the house - with minor modifications you could turn this space into an additional bedroom, large home office, kids retreat area or simply use for storage.... the option is yours. The mountain vistas that are on display from the vast all weather entertainers patio downstairs is breath-taking... watch the sun go down whilst outdoor entertaining, enjoying a BBQ with friends or just soaking up the vibes from the inground swimming pool... the options are up to you. This is contemporary living at its finest! Ready to occupy now, the location is excellent, the value is undeniable... Move in before Christmas. The extraordinary features of this delightful residence include:

- Close to local schools, shopping and transport
- Stunning two level contemporary home on 913 sq.m block
- 3 built-in bedrooms + tiered seating to family media room
- Electric cooktop to Kitchen, ample storage and walk in pantry
- Tiled and open plan living areas flow out to the entertainers patio
- Fully air-conditioned and security screened throughout
- Master bedroom with custom en-suite and walk-in robe
- Double vanity and twin shower-heads to the master en-suite
- Separate shower and tub to the main bathroom + powder room downstairs
- Stainless steel gas BBQ to outdoor patio + swimming pool
- Double lock-up garage offers internal access
- Air conditioned and tiled Multi-Purpose room offers a flexible floor plan
- Elevated block, low maintenance fully fenced yard
- 4.8km to the Domain Central shopping Precinct
- 4 minutes to Calvary Primary and Secondary College
- Views to the Mount Louisa Bush Walking Tracks nearby
- Crestbrook Plaza with IGA, chemist, liquor, fast food and Medical GP close by