

**5 Maplewood Drive, Darling Heights, Qld 4350**



**Sold House**

Tuesday, 30 January 2024

5 Maplewood Drive, Darling Heights, Qld 4350

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 932 m2**

**Type: House**



Wayne Hamlet

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## Contact agent

Discover the embodiment of comfortable living in this remarkable 287m<sup>2</sup> masterpiece in Darling Heights, with only the single owner to its name. This five-bedroom, master-built home boasts a thoughtful design, featuring a light-filled kitchen, dining, and living area adorned with raked ceilings. Upstairs, four generously sized double bedrooms await, including a Master Bedroom with a spacious WIR and Bedrooms 2, 3, & 4 with BIRs. The ground floor unveils an extra-large private 7.45m x 3.3m guest bedroom/home office, complete with an adjacent bathroom and toilet. Additionally, a large 5.6m x 3.9m media room provides the perfect space for entertainment. Embrace the advantages of passive solar building design, ensuring naturally warmer winters and cooler summers, ultimately reducing heating and cooling costs. For those extra hot or cold days, a 9kw Mitsubishi Reverse Cycle Inverter Aircon has been strategically installed in the main living area. The north-facing building aspect not only enhances natural light but also sets the stage for a potential future solar PV system installation. Security is a top priority, with Crimsafe installed on all windows and doors, offering peace of mind. This property goes beyond convenience with a high-speed NBN FTTP connection already in place. Dual street access from Maplewood Dr and Birch Court adds an extra layer of accessibility. The property also boasts a large separate 2 car garage with a workshop at the rear of the garage. You then have a large 932m<sup>2</sup> block to create your entertaining area with direct access from Birch Court. Enjoy a lifestyle of convenience, being a safe, less than 5-minute walk to Darling Heights Primary School. Take a leisurely stroll, less than 7 minutes through Birch Court Park, to reach UniSQ Campus and the enchanting UniSQ Japanese Gardens. Seize the opportunity to call this well-situated home yours, where thoughtful design meets unbeatable location.

**Property Features**  
Large Downstairs Guest Bedroom/Office  
4 Large Upstairs Bedrooms with Built-Ins  
Downstairs Media Room  
Downstairs Lounge & Dining  
Renovated Kitchen  
932m<sup>2</sup> Block with Rear Access  
Separate Garage with workshop  
Crimsafe on windows  
NBN Connection  
Air-Conditioning  
Minutes to USQ and Darling Heights School

Rates - \$1,432.53 net per half year      Water - \$315.29 net access + usage  
Rent Appraisal - \$600 a week