

58 Katey Crescent, Mirani, Qld 4754



Sold House

Thursday, 5 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 745 m2

Type: House



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Escape the hustle and bustle while living just 30 minutes' drive from the city and the mines. This ideal first home, tree change or low maintenance investment property is nestled on a 745 sqm parcel of land in the heart of the Pioneer Lakes Estate, a quick drive to charming sugarcane township of Mirani as well as the local schools, parks and playground. Surrounded by other quality properties in a quiet family-friendly street, this modern contemporary 2010-built lowset brick home with Colorbond roof presents beautifully inside and out. Standout features include 2 separate living areas, a 4th bedroom/home office near the entrance and a 2-bay Colorbond shed with side access to securely store the boat, trailer and caravan etc. If you're ready to take the first exciting leap into property ownership, you simply can't afford to miss this incredible opportunity. It's country living without living far from work and the coast. Why we LOVE 58 Katey Crescent... - 2 separate living spaces - Relaxing all year round will be cool & comfortable with air conditioning, ceiling fans & modern, easy care tiles in a contemporary calming hue that flow from the welcoming entry throughout both living areas. The open plan living area includes the kitchen, dining area with b/in storage cupboards & family room with direct access to the alfresco area for seamless indoor/outdoor entertainment & living. The separate living room is the perfect space for watching movies, playing games or just kicking back- The master bedroom - Large, bright, inviting & positioned at the rear of the home for maximum privacy, the air-conditioned master bedroom features an ensuite, walk-in wardrobe + separate double sliding wardrobe, a ceiling fan, carpet for maximum comfort underfoot- 3 minor bedrooms or 2 + study/home office - All 3 minor bedrooms are carpeted & have b/in robes. Bed 4 is positioned separately at the front of the home by the entry hall, making it ideal for those working from home if used as a study/home office rather than a bedroom- Spacious bathroom with handy separate toilet - The well-appointed main bathroom includes single basin, shower & separate bathtub complete with ample storage space in the vanity & the mirrored cabinet above the basin- The central modern kitchen - The kitchen really is the heart of this home as it is centrally placed dividing the living room at the front of the house & the open plan living area at the back. It offers a ceramic cooktop, tiled splashback, oven, space for a microwave, laminate cupboards & benchtop, a large pantry & plenty of storage space. An island bench doubles as a breakfast bar & is the perfect spot for coffees, catch ups & debriefs - Alfresco area - Step straight out of the family room to the undercover entertaining area where you can dine alfresco & enjoy the outdoors. Keep watch on all the kid's activities from here while they run around, kick a ball or play fetch with the dog- Blank canvas yard - You have to love a fully fenced yard that you can put your mark on. Dream big & install a pool, pop in some flower beds, grow some vegetables, plant some succulents or do nothing at all & keep it as a beautiful lawn for laying out the picnic blanket with the family or adding some play equipment- Further upgrades completed throughout the ownership of the past 2 years include, 6.6Kw solar system installed September 2021, New Solar hot water system 2023, New carpets to all bedrooms, LED lights, Blinds & Curtains throughout, Porters Mesh security screens door to front door, internal garage access door & shed access door, - Other features include 6 x 6m remote entry garage with direct internal access to the dining / kitchen area, internal laundry tucked to the rear of the garage. Why we LOVE Mirani...Mirani is an ideal place to call home if you're seeking semi-rural living without having to spend hours in the car to get to and from work, being just a short half hour drive from the CBD and the mines. Best of all, this home is positioned in one of the most sought-after master-planned estates in the valley: award-winning Pioneer Lakes! - Surrounded by nature - Wake up to the sounds of bird calls & perhaps the occasional visit from a friendly local (kangaroo). This urban oasis is nestled in the picturesque Pioneer Valley, described by many as the 'showcase of north Queensland' for its scenic rural backdrop framed by mountains & cane fields- Walkable neighbourhood - Great care went into designing this estate, which is why it is award-winning! Walkways/cycleways meander through the estate alongside lakes & wetlands making it ideal to encourage an active, healthy lifestyle. Mirani township is within walking distance too as are the local schools (Mirani state and high schools), park & playground- Sense of community & connectedness - achieved through careful planning & design. This is a wonderful place to raise a family. You will be warmly welcomed here- Round of golf anyone? This property is close to Pioneer Valley Golf Club, a picturesque 18-hole course. A water sports enthusiast's haven - Nearby Kinchant Dam is a water sports enthusiast's paradise, popular for fishing & water skiing- A place to explore - There are so many places to explore in the Pioneer Valley, from beautiful Finch Hatton Gorge Falls & Platypus Beach swimming hole to the splendour of Eungella National Park State Forest. You will feel like you're on holidays every weekend!Disclaimer: All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their

own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. Photographic enhancements including grass and other edits are for visual purposes only and we encourage a physical or virtual inspection to verify property condition We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.