

**59 Aspley Drive, Kirwan, Qld 4817**



**Sold House**

Wednesday, 11 October 2023

59 Aspley Drive, Kirwan, Qld 4817

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 680 m2**

**Type: House**



Nicole Plozza

**\$780,000**

As you enter through the stunning double wooden doors into the foyer, you become immediately aware that you are entering a superior residence spanning over 316m<sup>2</sup>. Architecturally designed to enhance the striking but tranquil views over the Tropics Gold Course and beyond to the Pinnacle Mountains, is this quintessential golf course home. Focusing on the exclusivity of the location, large scale living area, and a modern resort style ambiance, this home is ideal for those seeking the ultimate lifestyle or grandeur home. The seamless transitions from indoors to the outdoors living, is carefully created throughout the floorplan which highlights the modern colour pallet, superior finishes and individual design all with the focus to maximize the views and location.

**The Property:**

- The Stunning new kitchen forms the central focal point of the home, with marble patterned waterfall stone benchtops and splash backs, double pantry, stainless steel appliances and breakfast bar.
- Two oversized tiled living area jointed by the dining area and kitchen to create an extensive open floor plan encased by large windows and sliding doors, to maximize the gold course views to their full potential.
- The master suite offers a walk-through robe and ensuite featuring separate bath tub, shower, vanity and toilet.
- Three additional queen-sized bedrooms all with air conditioning, ceiling fans, built in robes and carpets for comfort.
- Generous sized theatre room, with lush carpets can be utilized as a fifth bedroom if required.
- Separate study room is ideal for those wish to work from home or studying.
- Main bathroom features floor to ceiling tiles, bathtub, separate shower and double vanity - toilet in separate room
- Large rear entertaining area with uninterrupted views of the golf course includes lap pool encased within glass fencing.
- Elegant three step cornices, split system air-conditioning, high ceilings, abundance of large window and sliding doors to perfectly frame the picturesque exclusive location.
- Tropical, low maintenance gardens will leave you plenty of time to slip across the road and have a game of golf or to sit back and enjoy your very own private oasis!
- Fully air-conditioned throughout and fully security screened including a Crimsafe front screen door.
- 6.66kw solar panels with LG panels and an Fronius inverter is allowing you to enjoy the long North Queensland Summers with little to no costs.
- Double remote garage with direct access into the home for ease.

**The Location:**

- Located in the exclusive Tropic Golf Course precinct
- Walking distance to Ryan Catholic College, and public schools.
- Close proximity to Brothers Leagues Club, sporting grounds, parks and local shops
- Close Proximity to Cannon Park Complex and Willows Shopping Centre
- 10 minutes' drive to Townsville Hospital and James Cook University in one direction and Townsville CBD in the other. The perfect central location.

This is your chance to enjoy high-quality family entertainment that doesn't skip a beat. Appealing to families and / or lifestyle lovers, this home presents a rare opportunity to secure a lifestyle offering space, tranquillity, privacy, and relaxation.