

# 6 Azure Court, Bentley Park, Qld 4869

## House For Sale

Friday, 5 April 2024



6 Azure Court, Bentley Park, Qld 4869

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 484 m2

Type: House



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## Offers Over \$619,000

With no expense spared, all the modern inclusions and elegant upgrades you expect of a new home and more - Welcome to 6 Azure Court. Only four years old, located in a quiet cul-de-sac in the highly sought-after, owner-occupied Cherrybrook Estate, this expansive 235m<sup>2</sup> design has been well thought out to give everyone their own space and privacy. The chef's kitchen features impressive 900mm gas cooking and oven to match, a grand island bench with stone benchtops boasting luxurious waterfall edges doubling as a breakfast bar along with an extra wide plumbed fridge space, handleless cabinetry and of course, for that touch of class, a butler's pantry. Connected effortlessly to the open-plan living, is an enclosed patio with an outdoor kitchen, and plumbed gas stovetop incorporated for those that like to host and love to cook. Offering a degree of separation, tucked away at the back of the home, is the master's retreat with an oversized ensuite and large walk-in robe. There's the added benefit of a separate media room to give everyone space or, the potential use as a fourth bedroom. As far as those little extras go, there's a 5.5Kw solar system which will help keep the cost of living down. This well-sited home has been fully fenced for kids and pets to play with low-maintenance established gardens and fruit trees. If you're looking to live in a safe community, with gorgeous mountain views and a state-of-the-art playground, learn to ride and picnic area, this is the property for you.- Master bedroom has a walk-in robe and ensuite- Chef's kitchen with 900mm gas cooking and oven; with island stone benchtops and butler's pantry- Additional bedrooms feature mirrored built-ins with additional shelving- Media room / 4th Bedroom- Study or sewing room- Split-air-conditioning throughout- Oversized laundry with additional built-ins and integrated Robin Hood ironing board- Enclosed patio with full-functioning kitchen and gas cooking - Attic with ladder for additional storage- Additional enclosed storage space with shelves in the garage- Pet-friendly, fully fenced- Low maintenance gardens with rose plants, raised garden beds and established fruit trees- 5.5Kw Solar- Rental appraisal: Approx. \$630 / week- Rates: Approx \$2,900 per annumSet amongst the backdrop of a World Heritage National Park, enjoy a home that captures the breeze and mountain views. Located in the heart of Cairns' growing Southern corridor and just 20 minutes from the CBD, welcome to a family-friendly lifestyle serviced by all the latest and newest essential amenities - shopping centres; private and public schools; the Walker Road Sporting and Recreation Precinct and PCYC Leisure Centre. Call Sam today to book an inspection!