

9 Graham Court, Hatton Vale, Qld 4341



House For Sale

Thursday, 16 May 2024

9 Graham Court, Hatton Vale, Qld 4341

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4000 m2

Type: House



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Offers Over \$849,000

Nestled on a gentle rise in a serene cul-de-sac, this exquisite family home offers a blend of luxury, space, and comfort with panoramic hill views that inspire peace and tranquility. This property boasts four generously sized bedrooms and a sprawling 4,000 sqm block of flat, usable land, making it a perfect sanctuary for family living.

Key Features:

- **Spacious Interiors:** Four large bedrooms, each featuring new vinyl floors, built-in cupboards, and ceiling fans, ensure personal comfort and privacy
- **Automotive Excellence:** Accommodation for four vehicles including a double lock-up garage plus an additional double bay garage/workshop equipped with power - ideal for the auto enthusiast or hobbyist
- **Outdoor Living:** Enjoy the beauty of surrounding landscapes from your front or back hill views, and make the most of the outdoor spaces including a generous patio and porch area
- **Advanced Facilities:** The home is fortified with security screens, sensor spotlights, and a Crimsafe front door, ensuring your safety and peace of mind
- **Eco-Friendly Features:** Equipped with 6.6kw solar electricity panels and solar hot water system, complemented by 35,000 litres of rainwater storage, this home is designed for sustainability
- **Modern Conveniences:** The galley-style kitchen is a chef's delight with electric cooking facilities, a dishwasher, Caesarstone benchtops, and a filtered water tap.
- **Recent installations:** Recently installed air conditioning and main ceiling fans throughout ensure your comfort in all seasons
- **Luxurious Master Suite:** A lavish retreat, the main bedroom includes an ensuite and walk-in robe, offering a private haven within this beautiful home

Conveniently Located: Only a short drive from local necessities and leisure spots:

- 1 minute to Warrego Highway access
- 2 minutes to Hatton Vale Motel
- 3 minutes to Hatton Vale State School, IGA, and Fairways Tavern
- 7 minutes to Schulte's Meat Tavern, the bustling Plainland commercial hub, Faith Lutheran College Plainland, Sophia College, and Prenzlau State School

This property is perfect for families looking for a blend of rural charm and suburban convenience. With its ample space, practical amenities, and strategic location, this home is a fantastic opportunity to establish your family's new haven of comfort and style. Don't miss the chance to own this beautiful home where every detail has been carefully crafted for a luxurious living experience.

A Quick Snapshot:

- * 4 spacious bedrooms
- * 4 car accommodation including a double lock up garage
- * Views of hills front and back
- * Double bay garage/workshop with power
- * Security screens on windows
- * Large 4,000sqm block of flat usable land
- * 2 living areas
- * Flood-free + rear yard access
- * Trickle town water connected
- * 35,000 Litres of rainwater tanks
- * Solar hot water and 6.6kw solar electricity
- * Foxtel connectivity
- * Sensor spotlights at the front, back and side of the house
- * Ceiling fans + new vinyl floors in all bedrooms
- * Built in cupboards in all bedrooms
- * Filtered drinking water tap in kitchen
- * Recently installed air conditioning and main ceiling fans
- * Crimsafe front door
- * Galley style kitchen with lots of storage, electric cooking facilities, dishwasher and ceasarstone bench tops
- * Main bedroom with ensuite and walk-in robe
- * Contemporary interior with modern colour palette
- * Includes patio and porch area
- * 1 min drive to Warrego Highway
- * 2 min drive to Hatton Vale motel
- * 3 min drive to Hatton Vale State School
- * 3 min drive to IGA Hatton Vale & Fairways Tavern
- * 7 min drive to Schulte's Meat Tavern
- * 7 min drive to Plainland commercial hub
- * 7 min drive to Faith Luthern College Plainland
- * 7 min drive to Sophia College
- * 7 min drive to Prenzlau State School