

# 9 Grevillea Crescent, Maudsland, Qld 4210



## Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 637 m2

Type: House



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**\$1,280,000**

SOLD by NATHAN SIMON | 0407 760 435- | 9 Grevillea Crescent Maudsland | -Well you don't see this everyday - In fact you may never see this again as we have priced this to sell fast! Don't miss your opportunity to inspect. The owners knew they were onto something special when they chose this block to build their custom house on. Sitting higher on the street and bigger than any other house in the entire estate, this home has been strategically placed and planned to take full advantage of the panoramic views and gorgeous Maudsland sunsets. Further, every inch of this home has been meticulously thought out to create the ultimate at-home lifestyle, it has an entirely custom built floor plan and endless unique features. You are welcomed into this home by the impressive facade and stylish front door alcove. Here you'll find sweeping 9-foot ceilings and an entrance flooded in light by a void to the upstairs, complete with modern chandelier. Immediately to your right, a spacious guest bedroom perfect for hosting, housing elderly relatives, or a teenager after their own space. This room and the rest of the lower level is serviced by a huge main bathroom with floor to ceiling tiles, a large shower, tub, and separate powder room. Further into the downstairs level is a space that works as a kids retreat, a study nook and large open living space flow into two generous bedrooms and out onto the lower level decked balcony. Here we get an amazing view out over the estate to the neighbouring mountainscape and skyline. You'll be able to enjoy that amazing view in your very own hot tub which has been safely fenced in on the deck, or simply sit back and relax as there is plenty of room for an outdoor seating area. The backyard has been retained to create several purposeful areas, taking the steps down from the deck you'll find garden beds primed for a veggie patch or flower bed, as well as a large easement along the property line that the current owners have used to enjoy a fire pit. Back on the main level of the yard the house has been built closer to one side of the block to allow for a large grassed area for kids and pets to run around in, this space has also allowed for side access. A great feature of this yard is storage built into the side of the home, no more rickety sheds taking up lawn space! Also contributing to the storage in this home is the large garage. From the outset it looks like a double garage but it actually has a third car space - or any number of motor toys, a workshop, or storage space - in tandem on one half of the room. Heading back inside we have the real gem of this lower level, a massive cinema room with a secret magnetic door entrance! This stadium-style room makes for the authentic cinema experience with a top of the range 3D Projector and wall-hung screen and a Dolby Atmos 7.2 surround sound amplifier and speaker system. And to top it all off it is completely soundproof, so you can get your movie on with no interruptions, inside or out! Heading up the solid American Oak staircase you reach the free-flowing open-plan living, dining, and kitchen space. The kitchen is a home chef's dream with a large Island bench with waterfall edge caesarstone tops and breakfast bar, massive amounts of cupboard and drawer space, a proper butler's pantry with stone bench tops, second sink, storage and dishwasher, as well as a huge gas cooktop and oven. As we've mentioned this home is built to take advantage of the views and that doesn't stop in the kitchen where they have opted for a window backsplash letting heaps of natural light in. The living space has a beautiful panelling feature creating a seamless setting for the television - say goodbye to unsightly cords! This whole space flows out onto the second balcony. Here you have another panoramic view with the option to pull down sheer blinds to be able to enjoy the outdoor entertaining space at all hours of the day. This space is tiled which is perfect for easy clean up after barbequing and entertaining, it also slopes away for drainage so no stress during the rainy season. Down the hallway upstairs you will also find a great multipurpose space, this area could work as a third living space or sitting area, open nursery as it sits across from the master suite, or a large home office - with a vantage point over the street you would be able to see clients arriving. Across the hall the master suite is something to behold. To put it into perspective it is the size of a two car garage, that means plenty of space for a king-sized bed and a sitting area with TV connections already in place. A beautiful timber feature divides the ensuite from the main room while still keeping it open and spacious. A massive shower with two shower heads, one being a rain style head, a gorgeous freestanding tub, separate toilet room, and double vanity make up this fantastic ensuite, complete with floor to ceiling tiles for a sleek modern look. Also in this master suite you'll find a hidden walk-in robe with mirrored sliding doors. And that brings us to the end of our tour. If you are ready to take the next step in your property journey, reach out to organise an inspection or for any enquiries today. Riverstone Crossing provides a tranquil lifestyle with great facilities. Experience the outdoors with walking paths, barbeque facilities, playgrounds and fields located within the estate. Meet at the 'Riverhouse' to enjoy the fully equipped gym, sauna, heated leisure and lap pools, spa, bbq and entertainment areas, tennis and basketball courts, a playground and a multipurpose function room for residents use only. And feel safe in knowing that there is 24hr roaming security looking out for you. Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we

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