

9 Heron Court, Kleinton, Qld 4352

ecology

House For Sale

Friday, 3 May 2024

9 Heron Court, Kleinton, Qld 4352

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 965 m2

Type: House



Tom Fuller
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Matthew De Maid
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Price Guide Above \$875,000

DWELLING: Expertly crafted by Mark Winter Constructions - this large, quality home has been completed to the highest standards with strong attention to detail using a practical design to offer the best in family living. A striking facade uses rendered, stack bond tile, and timber accents to increase street appeal and hint at the detail found in the interior. Four good sized bedrooms – three with walk in robes, are complimented by three internal living areas plus a separate study - a floor plan design that's as enjoyable as it is practical. A large theatre room with acoustic insulation is located close to the open plan kitchen which features quality appliances, stone bench tops, and walk-in pantry; a large covered alfresco connects seamlessly featuring louvers and blinds, large ceiling fan and panel heaters, to make it a comfortable entertaining space that acts as an extension of the home. **GARDEN:** Exceptionally neat from the street; attractive, easy care landscaping offsets the painted concrete driveway which leads to the double remote garage. A single gate provides personal access to the backyard on the western side of the home, while a second concrete driveway and double gates on the eastern side provide vehicle access. At the rear, a shade sail and 9.0m x 3.0m awning on the front of the 9.0m x 6.0m powered shed provides an additional outdoor space to the alfresco, complete with two golf putting greens. A fire pit zone at the rear is surrounded by attractive plants providing the perfect backdrop for cosy evenings. The neatly planned backyard incorporates an array of attractive gardening throughout including murraya & photinia hedges, oleander shrub, magnolia and crepe myrtle trees; with a 10,000l rainwater tank, and a garden shed providing storage for lawn mower & tools. **LOCATION:** Renowned for its quality-built homes and quiet cul-de-sacs; Kleinton is a highly desired suburb for families and investors, with close proximity to an array of conveniences and recreational amenities. Located to the north of Highfields, approximately 20 minutes drive to Toowoomba city. Kleinton residents enjoy easy access to conveniences & amenities; Highfields Village Shopping Centre, Aldi, the popular Tavern and the Cultural Centre are all located within a five-minute drive. Similarly, Mary MacKillop Catholic College & Highfields State Secondary College are five minutes away, with a number of churches & sporting facilities located within a short distance. McQueen Park is a short stroll away, and a large council oval is only 300m away via the laneway at the end of Heron Court. **Extra features:** Constructed by Mark Winter Constructions in 2013 Total building area of 374m² (approx) Karndean luxury vinyl flooring Heavy duty security screens on the majority of the home LED lighting Ducted and zoned air-conditioning Large main bedroom with walk in robe & ensuite with separate toilet Fans in all bedrooms with remotes & lights Wall mounted TV points in each bedroom Theatre with acoustic insulation Kitchen with stone benchtops & 600mm oven & cooktop Recently replaced LG dishwasher Walk-in pantry Bathroom with separate toilet & powder room Activity room with wall mounted TV point Alfresco with heating panels, ceiling fan, blinds and louvres Solar system with 33 panels and 2x 5000w inverters Two electric hot water systems 10,000l rainwater tank plumbed to garden, kitchen (filtered), laundry, & toilets 9x6m shed with high clearance door and 3 phase power 9x3m awning at front of shed NBN available (Fibre to the Premises) **Disclaimer:** Whilst every care is taken to ensure the accuracy of the information contained in this marketing, Ecology Property will not be held accountable for any errors. All interested parties should complete their own research before making a decision to purchase.