

**9 Letinic St, Millbank, Qld 4670**



**Sold House**

Wednesday, 11 October 2023

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1628 m2**

**Type: House**



Michael Loader

## Contact agent

Contact Exclusive Marketing Agent MICHAEL LOADER direct to ensure you are fully informed on this exceptional family package which has everything you could want & some! Situated in a great area, surrounded by quality properties this "builder's own" residence has been custom built to the highest standard, with ABSOLUTELY NO EXPENSE SPARED! Offering copious amounts of sheds for the toys, a sprawling floor plan & a huge yard for the kids this truly is the ultimate executive package! Features include:

- 5 generous bedrooms, all with built in robes
- Spectacular Master Suite with HUGE WIR & stunning ensuite. The master suite also offers its own private outdoor area/ timber deck
- Sizeable open plan Lounge + formal dining room + separate media room + additional rumpus/ lounge room. Yes that's 3 living areas...
- The media room is wired for sound and offers the movie/sports buff a place to relax and enjoy the big screen
- STUNNING CHEF'S kitchen equipped with top of the line stainless appliances & copious amounts of bench space. The kitchen is further highlighted with great storage capacity, wine rack & servery window which opens to the outdoor area
- Large stacker doors (with crimsafe) bring the outside in & open onto a HUGE timber deck/ alfresco area overlooking the stunning pool & yard. This a top spot to enjoy a cold beer, family BBQ and watch the kids entertain themselves
- Expertly finished with the highest of quality inclusions which include floor to wall tiling to both bathrooms, feature led lighting & fixtures, high ceilings, security screens/crimsafe, FULL A/C to the entire home and a variety amounts of other 5 star fixtures (too many to name)
- A list of recent upgrades include NEW LED lighting throughout, NEW A/C, NEW colour bond fence to the rear, NEW fencing to the sides of the block, NEW solar whirly bird, NEW awnings to the rear deck
- STUNNING NEW inground magnesium pool with glass fencing which flows seamlessly from the outdoor area/ deck
- THE HOME IS ABSOLUTELY LIKE NEW CONDITION AND IS APPROX 310m<sup>2</sup> of luxury property under roof built by a builder for himself with no expense spared
- An amazing family friendly design offering separation for guests/ extended family in combination with modern finish, A MUST SEE for those seeking quality & high end living
- Double remote lock up garage attached to the main residence with remote entry
- HUGE 9m X 6m SHED @ THE REAR which features 3 bays & workshop area. The shed is powered and lit and offers 15 amp power for the tradies. Additional concrete van/boat pad to the side of the shed
- Dual side access on offer to the allotment + additional rear access (no rear neighbor)
- HUGE landscaped 1628m<sup>2</sup> block (they don't make these any more) which backs onto parkland, a perfect nature filled back drop to enjoy which can never be built out
- FULL 5KW SOLAR POWER, no more \$\$\$ bills
- Pop up automated sprinkler system in place (ncu)
- Nicely elevated to capture the prevailing breeze, very private, quality everywhere you look
- High quality privacy fencing to the entire perimeter of the huge yard, the kids can play in peace & quiet!
- Family friendly area, this is the place to be if you like luxury family living on a large block.
- Ideally located within 2 minutes to the CBD, Hospitals, Medical Hub and variety of schooling 7 shopping complex's
- Presented impeccably, a true credit to the current owners, truly unique offering
- FAMILY REASONS mean a change in circumstances as the current owners move south, thus presenting one lucky family with the opportunity to own one of the area's finest homes
- AS YOU CAN IMAGINE THIS HOME HAS TOO MANY FEATURES TO NAME, IT'S BEST YOU COME SEE FOR YOURSELF, BE PREPARED TO BE AMAZED! IF YOU HAVE BEEN SEARCHING FOR A QUALITY BUILT HOME WITH ROOM FOR ALL THE TOYS IN A SUPERIOR LOCATION, LOOK NO FURTHER. THIS HOME HAS BEEN BUILT TO A STANDARD, NOT A BUDGET AND A CHANGE IN CIRCUMSTANCES NOW DICTATES THE SALE OF THIS GREAT PROPERTY!

\*\*\*FOR FURTHER INFORMATION, OPEN TIMES & ADDITIONAL PHOTOS VISIT [www.loadersproperty.com.au](http://www.loadersproperty.com.au)\*\*\*CONTACT EXCLUSIVE MARKETING AGENT MICHAEL LOADER TODAY TO ARRANGE YOUR INSPECTION OR TO SUBMIT YOUR OFFER!

At a glance: Bedrooms: 5 Bathrooms: 2 (2 toilets) Living: 3 Car Accommodation: 5+ Land size: 1628m<sup>2</sup> SHED – Yes (3 BAY) A/C – Yes SOLAR - Yes Rates - \$1750 p/h Approx Rent Appraisal - \$800+ p/w

\*\*Disclaimer: In preparing this document we have used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility in respect to any errors, omissions, inaccuracies, or misstatements contained in this document. Prospective Purchasers should make their own enquiries to verify the information contained in the document\*\*