

# 11 Georgia Court, New Auckland, Qld 4680

## House For Sale

Thursday, 4 July 2024



11 Georgia Court, New Auckland, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 870 m2

Type: House



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## Offers Over \$725,000

Nestled within the tranquil suburb of New Auckland, 11 Georgia Court presents a grand two-storey residence, highlighting the essence of high-calibre family living. Boasting an expansive 870m<sup>2</sup> block, this incredible property offers the combination of privacy and serenity, courtesy of the neighboring parklands at the rear. This beautiful residence is an architectural statement with a modern French provincial façade and designed with steel frames and veneered Besser blocks. In elegance and sophistication this home caters to the desire for style, comfort and privacy of modern families.

Inside, the home excels in providing abundant internal and external living and entertaining areas. This includes a sizable media room, fixed with surround sound entertainment and air conditioning, creating the perfect space to enjoy those family movie nights. The heart of the home unfolds in a spacious open-plan layout, where a generous lounge and dining area seamlessly connect to the quintessential kitchen featuring electrical appliances, dishwasher, wall oven, rangehood and electric cooktop. The adjacent double fridge housing and extensive storage options make this kitchen perfect for large families. The open-plan living & dining area provides tiled flooring and creates the ideal setting for family gatherings, with direct access to the outdoor patio area. Illuminated by natural light, these spaces seamlessly blend indoor and outdoor living, creating a harmonious flow perfect for relaxation or celebration.

All bedrooms are conveniently located on the upper level, ensuring a private family retreat. The primary bedroom is incredibly spacious, accompanied by an open ensuite featuring a luxurious corner bath, vanity and a separate toilet, adorned with exquisite black and white accents. This master retreat also includes a spacious walk-in wardrobe and air conditioning, further adding to the property's indulgent atmosphere.

Additionally, there are three more carpeted bedrooms, each equipped with built-in robes, air conditioning and ceiling fans. One bedroom featuring a walk-in robe. This level also includes a large bathroom featuring a bath, shower and vanity. The toilet is separate ensuring additional convenience and comfort for all. The laundry is located alongside the kitchen and includes a vanity with wash sink. Here we will also find a third toilet, for additional convenience. Outdoor entertaining is created by the covered alfresco, overlooking the inground, concrete pool and includes a water feature. The parklands behind create a further sense of privacy and tranquility. The property offers a fully-fence grassed backyard, enough room for the kids and pets to play. Outside we are surrounded by established, leafy gardens encompassing the home and property, creating an enriched atmosphere.

Additional amenities include a dedicated office space, a fire pit area, solar system, security system and electric hot water system. Your vehicles will find their place in the double, remote-controlled garage. With the extended driveway, it is perfect for any additional vehicles, boats or trailers. Situated in a quiet cul-de-sac, this stunning dwelling promises a life of luxury and convenience, perfect for families seeking a serene and opulent lifestyle. 11 Georgia Court is more than just a residence; it is a statement of stature and prestige.

Notable features –

- 5kw Solar System
- Hikvision hardwired DVR security system – 360 degrees of the house
- Automated sprinkler system
- Powered shed with roller door & heavy-duty shelving
- Rear access via double gates
- Fully air conditioned
- Security screens

Important Information:-

- Year Built - 2005
- Land Size - 870m<sup>2</sup>
- Local Council Rates - \$3,800 approx per annum

Property has been "Owner Occupied" for the last 13 months, no last rental increase advised. Current Rental Appraisal is \$680 to \$720\*\* Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*