

16 Phelps Circuit, Kirkwood, Qld 4680

House For Sale

Tuesday, 25 June 2024



16 Phelps Circuit, Kirkwood, Qld 4680

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 631 m2

Type: House



Donnella Merrett
0400799180

Offers From \$620,000

16 Phelps Circuit is a testament to luxurious family living, where every detail is designed to impress and every comfort considered. Step into elegance and style at 16 Phelps Circuit, Kirkwood, QLD, 4680, where modernity meets comfort in a tranquil Kirkwood setting. Ideal for families seeking to downsize without compromise, discerning buyers dreaming of their perfect abode, or the savvy investor eyeing a pristine addition to their portfolio. Sprawled across a generous 631 square metre plot, this one story home boasts four impeccably designed bedrooms and 3.5 luxurious bathrooms. The layout includes a lavish master suite complete with an elegant ensuite and capacious walk-in robe. Another bedroom benefits from its own ensuite and walk-in robe, serving as a private sanctuary for guests. An invitation to refined living, the heart of the home features an open-plan layout with a sophisticated kitchen adorned with stone countertops and top-of-the-line appliances. The space effortlessly caters to the culinary enthusiast and entertainer alike. A separate media room presents a cosy haven for movie nights, while a dedicated children's retreat offers the perfect space for play and education. The home's high ceilings accentuate the sense of grandeur, complemented by ducted air-conditioning for year-round comfort. Outside, the property presents a secure and beautifully manicured garden, a safe haven for both children and pets to revel in the Queensland sun. At a glance: - Built by Chris Warren homes in 2023, approximately 300m² under roof and set on 631m² block - Four great sized bedrooms with ceiling fans, modern vinyl flooring and roller blinds - Dream master bedroom with walk in robe, free standing bathtub, double sink floating vanity, huge walk in shower and a separate toilet - Guest bedroom includes walk in robe and stunning ensuite with shower, floating vanity and toilet - Two remaining bedrooms positioned near the kids retreat/ activity room - Main bathroom finished to perfection with double sink floating vanity, toilet, full bath tub and separate walk in shower - Separate powder room centrally located within the floor plan - Carpeted media room, plenty of power points ready for the home theatre - Stunning chefs kitchen is finished with quality appliances; gas cooktop, free. standing oven, soft closing drawers and cupboards, dishwasher, butler's pantry, stone benchtops, breakfast bar seating and plenty of storage space. - Open plan kitchen, living and dining space that leads out to the undercover alfresco area. - Laundry with plenty of storage and access door to clothesline. - Smart 14 Kw inverter zoned ducted air conditioning throughout the home. - "NBN Fibre to home" is ready and waiting to be connected. - Fully fenced backyard with room for a plunge pool if desired. - Enjoy the Little Creek Park within walking distance to the property. - Council rates \$3900 approx. per annum - Currently tenanted until 21st April 2025 at \$630 per week with last know rental price change 20th April 2024. - Estimate rental appraisal in the current market is \$630 to \$650 per week. With public transport within easy reach, as well as Stockland Shopping Centre, Woolworths, and a selection of fine schools, parks, and recreational facilities like the Toonoon Botanic Gardens and Gladstone Golf Club, this address promises a lifestyle of convenience and quality. And for weekends spent by the sea, Tannum Sands Beach is merely a 15-minute drive away. Contact Donnella today for more information or to book your private inspection. *Please allow 24 hours notice to be given prior to inspection. *Images virtually staged for marketing purposes. **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**