

**17 Herbert Street, South Maclean, QLD, 4280**



**House For Sale**

Wednesday, 14 August 2024

17 Herbert Street, South Maclean, QLD, 4280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Modern Elegance Meets Family Comfort at 17 Herbert Street

Step into the epitome of modern living with this exquisite Clarendon home, just under two years old. Perfectly blending contemporary style, comfort, and functionality, this residence offers a lifestyle of luxury in every detail. The Hamptons-inspired facade sets a tone of elegance, welcoming you to a home where every turn is a moment of pride.

At the heart of the home lies a gourmet kitchen, a culinary masterpiece featuring state-of-the-art appliances, sleek cabinetry, and striking stone countertops. Designed for those who love to entertain, this space allows you to create your favorite dishes while staying connected with guests in the expansive open floorplan. The dining area effortlessly transitions to the outdoor alfresco space through elegant glass sliding doors, extending into a composite deck-ideal for enjoying the warm Queensland evenings.

The formal theatre room serves as a cozy retreat, perfect for family movie nights or quiet evenings in.

The master suite, positioned at the rear of the home, is a sanctuary of tranquility. It features a sparkling ensuite with dual vanities, a spacious walk-in robe, and private access to the alfresco area and garden. The additional three bedrooms, all with ceiling fans and built-in robes, offer flexibility for use as bedrooms or office space. The fully landscaped yard, complete with a small vegetable or herb garden, provides a private oasis perfect for relaxation, gardening, or small pets.

Features at a glance include:

- Clarendon Built Home in November 2022
- 11.5kw Solar System
- Fully fenced and landscaped 375m<sup>2</sup>
- Bottled Gas Cooking with Town Gas available (if preferred)
- 900mm 6-Burner Cooktop with Electric Oven
- 1100mm width Island Bench in the Kitchen with full Storage and Cupboard Space
- Stone Benchtops throughout Kitchen and Bathrooms
- Ceiling Fans and Barrier Screens throughout
- Grey privacy glass windows throughout, plus tinted windows to the front of the home
- Hybrid Timber Floorboards
- 10mm underlay on plush Carpets
- 2750mm High Ceilings
- Composite Deck extending outdoor entertainment area
- Alfresco area with porcelain tiles and ceiling fan
- 223m<sup>2</sup> internal floor area
- Shelving included in Garage
- Steel Frame

Located within the prestigious Pebble Creek Estate, this home enjoys a prime position in South Maclean, strategically nestled between the burgeoning areas of Greater Flagstone and Greater Springfield. World-class shopping, schools, and community amenities are just moments away.

This is an unparalleled opportunity to own a piece of luxury in a vibrant community. Don't miss out-contact Kerry Grant today at 0421 474 053 to make 17 Herbert Street your new home.