

**20 Boyd Court, Virginia, NT, 0834**

**CENTRAL**

**House For Sale**

Saturday, 14 September 2024

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**

## Double Delight in A grade location!

Text 20BOY to 0480 001 403 for more property information.

### Modern Elegance Meets Natural Beauty at 20 Boyd Road

Two Exquisite Modern Homes independent of each other showcasing contemporary aesthetics with clean lines and expansive spaces infused with natural light.

Thoughtfully crafted with high-quality materials and innovative design, these residences provide an inviting retreat for families and individuals alike.

Set on sprawling acreage (5 acres), these homes boast manicured lawns, lush landscaping, and peaceful surroundings that provide a serene escape from the hustle and bustle of everyday life.

Enjoy morning coffee or afternoon beers on your private deck, unwind in your expansive backyard, or explore the nearby scenic trails.

While tranquillity envelops you, the conveniences of modern living are just around the corner. With shops, restaurants, schools, and recreational facilities within easy reach, you can enjoy the best of both worlds – the peace of rural living with the convenience of urban amenities.

Step inside to discover spacious open layouts, gourmet kitchens perfect for entertaining, luxurious master suites, and eco-conscious features that promote sustainability. This is modern living redefined.

Seize this genuine dual occupancy 'turn key' opportunity to enjoy lifestyle of unparalleled comfort and elegance.

What we love about this opportunity:

- Impeccably designed and crafted executive residence in a prime rural setting
- Semi elevated main home with bamboo flooring underfoot
- Spacious living areas with a sky high pitched roofline for dramatic effect
- Feature pendants hang from the peak of the ceiling
- Kitchen includes a walk in pantry with discrete shuttered doors
- Stone topped counters, SS appliances, dishwasher and overhead cupboards in the kitchen
- Large dining room with additional living space plus a formal living room
- Step up to the bedroom platform with a rumpus room atop the stairs
- Master bedroom suite elegantly appointed with an ensuite and walk in robe
- 2 additional bedrooms each with garden views and A/C
- Main bathroom includes a relaxing bath tub / shower and a floating vanity
- Shaded outdoor entertaining area/ carport parking bay beside the home
- Second property includes 2 bedrooms, self contained with own kitchen
- Side verandah overlooks the gardens and rolling green lawns
- Established gardens around the home with towering Bismarkia trees and colourful shrubberies
- Green houses filled with tropical colour, bromeliads hug the trees
- Gated entry at street level with an all weather driveway leading to both properties
- Second double gate entry for trucks or large vehicles should you ever require it
- Ultra peaceful end of cul de sac location with no through traffic

Around the Suburb:

- Virginia Day Care is only 5 minutes up the street for the little kids
- Bus route passing to Taminmin and other schools

- 5 mins to Coolalinga Shops with retail and food outlets plus Woolies and Coles
- Wells creek offers a nice spot to check out in the wet – watch the water cascade over the road (don't worry, the property is on the right side so you will never get stuck!).
- Get rural setting with welcoming neighbours and wide open spaces to do as you like

Council Rates: \$1,496 per annum (approx.)

Date Built: 2010

Area Under Title: 2 hectares

Zoning Information: RL (Rural Living)

Status: Vacant Possession

Easements as per title: None found

Water: Town water supply