

**22 Sophia Crescent, Cotswold Hills, Qld 4350**

**House For Sale**

Tuesday, 25 June 2024



22 Sophia Crescent, Cotswold Hills, Qld 4350

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Melita Bell

0746386100



Pam Goodbody

0746386100

## Offers Over \$699,000

This stunning Richards Adams-built home caters perfectly to those desiring a taste of luxury coupled with practical living solutions for the extended family with the potential of dual living. Upon entering this home, you will be impressed by the magnificent living area with ceiling fan, separate dining with air-conditioning, and spacious kitchen area which is the hub of the home, flowing effortlessly out to the tranquil outdoor entertainment area, perfect for entertaining or simply enjoying quiet moments overlooking the low-maintenance 600m<sup>2</sup> block. Now to the kitchen, which is every chef's dream, the true focal point of the home with electric cooking, dishwasher, breakfast bar, plantation shutters & loads of storage space are just some of the features on offer. From the exterior to the interior, you will begin to find yourself emotionally attached as you appreciate the noteworthy features, unparalleled quality, and remarkable presentation put into this incredible family home. Complementing the home is 5 built-in bedrooms (one with a walk-in robe) plus a beautiful bathroom with a separate bath and shower. The additional 4 bedrooms are all generous in size with easy access to the 2nd bathroom and 2nd living area plus a 2nd kitchen (YES, YOU HEARD RIGHT), which will cater to the ins and outs of your children's busy lives or a great space for the extended family, plus loads of storage throughout the home, there is nothing to do but move on in. From the living area to the separate dining area to entering the 2nd living area and 2nd kitchen; this will set the mood for your guests to mingle from room to room in a seamless motion creating a dance of warmth and laughter. There is ample room for everything and everyone! So, experience Cotswold Hills living and you'll feel like the world is at your feet with a home that will gratify and indulge your every need. All located only minutes to local school, shops and cafés, this large family home offers all the benefits of contemporary living in a private setting. Prepare to fall in Love! General rates: Approx. \$1,128.12 net per half year Water rates: approx. \$315.29 net per half year plus consumption Primary school state catchment: Fairview Heights State School High school state catchment: Wilsonton State High School Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.