

23 Reisenleiter Avenue, Gatton, Qld 4343



House For Sale

Thursday, 4 July 2024

23 Reisenleiter Avenue, Gatton, Qld 4343

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 760 m2

Type: House



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Offers over \$799,000

Welcome to 23 Reisenleiter, a premium residential gem nestled in one of Gatton's most prestigious neighbourhoods. This exquisite split-level home is surrounded by the highest quality homes, offering a serene and opulent lifestyle just minutes away from the Gatton CBD. Strategically located, this property is a mere 30-minute drive to Toowoomba and just over an hour to Brisbane, making it an ideal residence for those seeking the perfect balance of tranquillity and city accessibility.

Unmatched Features and Amenities:

- **Bedrooms & Bathrooms:** The property boasts 5 spacious bedrooms and 3 newly renovated bathrooms (2023). Three of the bedrooms feature walk-in wardrobes, while the other two have built-in cupboards. Two of the bedrooms offer Romeo and Juliet balconies, providing a romantic and airy atmosphere.
- **Living Areas:** The main living room impresses with a 9-foot ceiling, while the kitchen and family area feature a striking 4-meter raked ceiling with high louvres to capture refreshing summer breezes.
- **Climate Control:** Enjoy year-round comfort with 3 reverse cycle air conditioners (located in the media room, master bedroom, and kitchen/family area) and 9 fans strategically placed throughout the home.
- **Media Room:** A separate media room with a closable door ensures a private entertainment space.
- **Kitchen:** The expansive kitchen offers ample storage, a sleek 2-pac finish with a timber top, under-cupboard lighting, display cabinets, a water point for the fridge, a ceramic cooktop, a dishwasher, and soft-close drawers.
- **Flooring:** Durable laminated planks run throughout the home, including all bedrooms, ensuring a modern and low-maintenance living environment.
- **Garage/Rumpus Room:** The internal garage can be transformed into a rumpus room with a kitchenette and sealed, painted flooring, making it perfect for a games room.

Outdoor Features

- **Shed:** A massive 10m x 10m shed with a middle bay ideal for caravans (3m clearance), fully powered and insulated.
- **Internet:** NBN fibre to the house ensures fast and reliable internet connectivity.
- **Fencing and Driveway:** Colourbond fence on two sides with an electric gate providing side access to the concreted driveway leading to the shed and internal garage.
- **Irrigation:** Comprehensive irrigation system with tank water tap points and town water tap points around the house.
- **Rainwater Tanks:** A 5000-gallon rainwater tank plus two smaller tanks ensure ample water supply.
- **Spa:** A luxurious 1-year-old swim spa with jets for hot/cold use, nestled under a large permanent gazebo with an open-up roof.
- **Solar:** Equipped with 6kW solar panels and a 5kW inverter for energy efficiency.
- **Landscaping:** Tropical and easy-care landscaping creates a beautiful and low-maintenance outdoor space.

Invest in Gatton – The Perfect Choice for Homebuyers and Investors

Gatton is a thriving community offering the perfect blend of country charm and modern convenience. Its prime location provides easy access to Toowoomba's educational and healthcare facilities and Brisbane's vibrant city life. The town is poised for growth, making it a smart investment choice. The Gatton region is experiencing steady property value appreciation, fueled by infrastructure development and increasing demand for quality homes. As a homebuyer or investor, you will benefit from the strong rental market, excellent return on investment, and the area's continued economic development.

Secure Your Dream Home Today

23 Reisenleiter is more than just a home; it's a lifestyle. Don't miss the opportunity to own this exceptional property in one of Gatton's most sought-after locations. Contact Allison today on 0423 301 315 to arrange a viewing and experience the unparalleled luxury and convenience this home has to offer.