

24 Melaleuca Circuit, Maudsland, Qld 4210

— **Coastal**

House For Sale

Sunday, 23 June 2024

24 Melaleuca Circuit, Maudsland, Qld 4210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 684 m2

Type: House



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Offers Over \$1,499,000

A thoughtfully considered and flawless forever home perfectly elevated on a flat 684sqm allotment, this beautiful Hamptons-inspired residence is a head above the rest. Through attention to detail in design, fixtures and fittings, complemented by the highest standard of workmanship throughout, this exceptionally stated home will be a favourite place to enjoy for years to come. The open, yet private floor plan is impressive and features a large expanse of floor-to-ceiling sliding doors and windows, inviting uninterrupted views of the Gold Coast hinterland into a harmoniously transitioned living space, kitchen and outdoor alfresco. Nestled between a quiet street and natural forest, this elegant residence provides a peaceful escape while remaining less than 10 minutes from the M1 and 15 minutes from Southport. A highly desirable property, this rare find will not remain on the market long.

Key features - Internal

- Spacious master bedroom with double doors, double WIRs, expansive ensuite featuring double vanity with 20mm Silestone benchtop, rainfall shower and luxurious freestanding bath with wall mounted tapware
- Multiple living spaces
- Generous sized study or can be used as another living space
- Three guest bedrooms all featuring BIR (Separated from master)
- Spacious guest ensuite with 20mm Silestone benchtop, shower and luxurious freestanding bath with wall mounted tapware and separate toilet
- Custom plantation shutters throughout
- Custom sheer curtains to family, dining, formal living, rumpus and guest bedroom/nursery
- High 2.7 mtr ceilings with colonial cove cornice
- Upgraded internal doors to 2.34mtrs
- Raised 3.34mtr grand ceiling at entrance
- Decorative skirting and architraves
- Double lockable garage with direct house access and Epoxy Garage floor
- CCTV system with IP Cameras and Network Video Recording
- Hills Reliance Home Security System with motion detectors throughout (remote controlled)
- NBN - Fibre to the Node (FTTN) connection (high-speed internet)
- Daikin ducted reverse cycle air conditioning with split zones, controllable via mobile phone and touch-screen wall-mounted panel
- Zever Solar hot water system
- Neutral and warm colour tones throughout
- 297sqm under roof Kitchen:
- Separate island benchtop, butlers pantry and walk-in pantry
- 40mm Silestone island bench (20mm Silestone kitchen and butlers pantry benches)
- Custom Colonial Square cabinetry to kitchen, island and butlers pantry
- 900 mm multi function stainless steel Fisher and Paykel oven, cooktop, canopy and dishwasher
- Ample amount of preparation space with views of all living spaces and outdoor

Key features - External

- Generous undercover alfresco specifically engineered to remove supporting pillar to harmoniously connect kitchen, dining, family and alfresco via 2.4m x 3.9m square set reveal stack sliding doors
- Remote-controlled electric screen blind to fully enclose alfresco
- Low maintenance 6x3mtr outdoor in-ground pool
- Beautiful established yet low maintenance landscaping
- External concrete retaining walls to side and rear
- Fully automated irrigation system to lawns and all garden beds
- Exposed aggregate driveway
- Commanding 7mtr high roofline, with ample room for future attic space above ceiling
- Aluminium framed flyscreens with aluminium mesh to all openable windows. Keyed locks to all openable windows (including sliding doors) and security door to laundry.

Location: Maudsland - Riverstone Crossing: Affluent and a strong family community, Maudsland has fast become one of the most progressive Suburbs on the Gold Coast. Particularly "Riverstone Crossing" which gives you exclusive access to the "The Riverhouse". A popular feature amongst locals is the 24 hour patrolled security. Riverhouse Features:

- Tennis Court
- Basketball court
- Swimming pool
- Sauna
- Entertaining area and BBQ area
- Children playgrounds
- Walking track
- Gymnasium

It has also convenient access to both the beautiful beaches, the Brisbane City and only minutes from all shopping, schools, and amenities.

Outgoings: Body corporate - \$36 per week
Council rates - \$1,600 per annum
Rental Estimate - Approx. TBA per week

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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.