

# 2B Cordingley Road, Alligator Creek, Qld 4816

## House For Sale

Wednesday, 26 June 2024



2B Cordingley Road, Alligator Creek, Qld 4816

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 4027 m2**

**Type: House**



Dean Hobson  
0747266000

## Offers Over \$1,150,000

Welcome to your dream family home, where rural charm meets modern luxury. Nestled on an expansive one-acre lot with beautifully landscaped grounds, this immaculately maintained property offers four spacious bedrooms, two pristine bathrooms, and a generous living space perfect for family gatherings and daily living. The oversized family/media room is equipped with a large drop-down projector for cosy movie nights or watching footy! The property boasts a massive shed with endless capabilities, catering to all your storage and hobby needs. This home is designed to offer a serene and comfortable lifestyle, blending the best of rural living with contemporary conveniences.

- Security and Comfort -This home is designed with your family's safety and comfort in mind. Crim Safe Security Screens provide superior protection, while solid core doors throughout the property enhance security and give a feeling of solidity. Tinted windows add an elegant touch and contribute to energy efficiency by reducing heat and glare. With high ceilings reaching 2.7 meters, the property exudes a spacious and airy ambiance.
- Interior Enhancements -Inside, you'll find numerous features designed to enhance your living experience. Insulated internal walls provide sound reduction and temperature control for added comfort and privacy. The insulated roof helps maintain a comfortable indoor temperature and conserves energy. Attic storage is easily accessible via a ladder and is equipped with lights for convenience. All bedrooms, the office, and family rooms are equipped with wired Ethernet connections, ensuring reliable internet access. Extra-large ceiling fans in the lounge and master bedroom provide efficient air circulation and comfort. For added security, the laundry door has pin code access, ensuring safe and restricted entry.
- Outdoor and Recreational Spaces -The outdoor spaces are perfect for entertaining and relaxation. A screened patio with a built-in rangehood over the BBQ offers an ideal spot for gatherings. The drive through portico features pillars made from reclaimed hardwood with historical origins. There is also a bore with a unique log cabin bore pump shed, topped with a charming cedar shingle roof. For barbecue enthusiasts, a separate BBQ smoker shack is fully equipped with lights and power.
- The Shed -The absolutely massive highset shed (9m x 12m x 4m) boasts 3.5m clearance electric doors, fans, an insulated roof and walls, internet connection with Wi-Fi access point, LED high bay lights, and secure pin access entry.
- Energy Efficiency and Electrical Features -This property is designed with energy efficiency and future upgrades in mind. It is equipped with;- 3 phase power, including spare sub-mains, and is optimized for off-peak tariff usage. - A 5kW solar system and a solar roof-mounted heat extractor help reduce power bills. - Extra-large switchboards prepare the property for future upgrades such as Electric Vehicle chargers or additional solar panels/battery systems. - Each fridge is connected to an individual circuit, ensuring that safety switch tripping won't affect refrigerated items. - A generator connection in the shed with a changeover switch provides backup power during emergencies. - New Vulcan 250 ltr hot water cylinder with a 10 year warranty.
- Prime Location -This property is situated in a private and tranquil setting, approximately 20 minutes from the city centre. It is in close proximity to the Elliot Springs Development and just minutes away from the soon-to-be-constructed Coles Shopping Precinct. Convenience is key, with Fairfield Waters Shopping Centre, Bunnings, local schools, and sporting facilities all a short drive away. For outdoor enthusiasts, Billabong Sanctuary, Bowling Green Bay National Park, walking tracks, and recreational areas are only minutes away. Boating, fishing, and other coastal activities are also just a short drive from this prime location. This property offers a blend of luxury, family living, and convenience, making it the perfect home for families seeking a tranquil yet well-connected lifestyle. Don't miss out on this unique opportunity to own a home that truly has it all.