

**31 Gem Drive, Collingwood Park, Qld 4301**

**House For Sale**

Tuesday, 2 July 2024



31 Gem Drive, Collingwood Park, Qld 4301

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 612 m2**

**Type: House**



James Rose

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## FOR SALE NOW OR BY AUCTION | SAT 27TH JULY

**\*\*AUCTION | SATURDAY 27TH JULY 12PM ON-SITE UNLESS SOLD PRIOR\*\*** Perched in an elevated position in newly developed The Woodlinks Estate, "ELWOOD" exudes a level of elegance & sophistication rarely offered to the market. This custom built Brighton Home offers spacious open plan living with extensive inclusions throughout and has had no expense spared in its construction. This stunning residence will suit families looking for a new, move in ready, luxurious, one-of-a-kind residence. Features Include: - 2023 custom design steel frame Brighton Home - 4 generous bedrooms with built-in wardrobes- Master suite boasts a walk-in-robe and a opulent, dual vanity ensuite - Two luxurious bathrooms with stone benchtops & black accents - 2.6 metre ceilings, light, airy colour tones, hybrid timber flooring- Ducted climate control for all year round comfort- Smart Lock remote access front door, oversized internal door frames + white floor to ceiling sheer curtains - Custom, open plan layout with expansive lounge & dining flow- Sprawling gourmet kitchen boasts 60mm Caesar stone "Alpine Mist" island bench, 2-pack soft touch cabinetry, double undermount sink, black accented tapwear throughout, stand-alone gas oven & cooktop, integrated stainless appliance, Herringbone floor to ceiling splashback and an extended walk-in-pantry for growing families- Separate Media Room adds valuable separation- Covered Alfresco with ceiling fan + tiled floor- Double lock up garage with electric Car charger + Solar Power - Fully fenced backyard with flat, usable lawns with wide street frontage Location:- 35 mins to Brisbane CBD- 15 mins to Springfield Orion & Ipswich CBD- Convenient access to Amberley RAAF & Major Highway connections- Options for Train & Buses from either Springfield or Redbank nearby- Surrounded by multiple schooling options and parks- Convenient to your choice of local Shopping Precincts, Eden Brewhouse, popular local eateries and Brookwater Golf Course This is a rare find and a real credit to the owners. Custom layout with stunning inclusions that is turn key ready to be enjoyed in a convenient location. With strong capital growth in the region predicted, the rising cost & time to build new homes, this is a smart choice for those looking for a little extra in creature comforts for their family. PLEASE NOTE THIS PROPERTY IS BEING SOLD BY AUCTION AND THEREFORE A PRICE GUIDE CANNOT BE PROVIDED AS PER QLD GOV LEGISLATION. OFFERS ARE ENCOURAGED.