

**42 Matthau Place, McDowall, Qld 4053**



**Sold House**

Wednesday, 17 April 2024

42 Matthau Place, McDowall, Qld 4053

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 602 m2**

**Type: House**



Peter Robertson

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## Contact agent

This fabulous family home is being sold by the original owners who designed and built the home with no expense spared. A very spacious and immaculately maintained home with quality finishes that have stood the test of time, which still feels contemporary and up to date. Elevated location in a quiet cul-de-sac in sought after McDowall address, and with 293sqm of under roof living, the replacement value of a property like this is so much higher than our suggested price guide. With land and building costs continuing to rise you can secure this property with peace of mind you are making a fantastic investment for your family's future. The home has both formal and informal lounge and dining spaces which are both huge, and an additional games or family room that currently accommodates a large pool table with ease. A separate study adjacent the formal entry has a generous custom built-in desk. The master bedroom is huge, with large walk-in wardrobe and ensuite with double vanity. The other 3 bedrooms are also larger than average and close to a large family bathroom with separate powder room for added convenience. The list of benefits and features of this home are impressive:

- Stunning low set family home with total of 293sqm of under roof living space
- Large 602sqm block on the high side of the street
- Manicured gardens and pond in the front garden and low maintenance backyard
- Beautifully tiled throughout, perfect for our warm climate
- Stunning kitchen with white cabinetry, exquisite granite benchtops, 6 burner gas cooktop stove and enormous double fridge space
- Formal lounge and dining room plus family living and dining room
- Large rumpus room with billiard table
- Spacious study adjacent formal entry with built in desk cabinetry
- White plantation shutters in all four bedrooms and the study
- Master bedroom features an ensuite and walk-in robe
- Spa bath in family bathroom
- Separate powder room for added convenience
- Very spacious laundry with excellent storage
- Ducted and zoned air conditioning throughout
- Large double lock up garage with storage
- 3000L water tank and tiled roof with solar panels

McDowall is a leafy, family friendly suburb located 12km north of the Brisbane CBD and is highly sought after by home buyers and tenants because of its excellent primary school catchment as McDowall State School is one of the highest ranked schools in the city. Excellent proximity to hospitals, schools, Westfield Chermside and the Bruce Highway for the Sunshine Coast.

- Bus services close by
- McDowall State School and Craigslea State High School in catchment

Please call Peter Robertson on 0413 623 451 for more information or register for an inspection. **BE QUICK TO INSPECT THIS FABULOUS PROPERTY, IT WILL SELL FAST!**

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