

**43-45 Hermitage Place, Morayfield, Qld 4506**

**Dewar**

**House For Sale**

Tuesday, 2 July 2024

43-45 Hermitage Place, Morayfield, Qld 4506

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 3137 m2**

**Type: House**



Sue Dewar  
0409636473



Will Dewar  
0409636473

**\$1,250,000.00**

Dewar Estate Agents are thrilled to present this exquisite two-storey residence situated in the heart of Excelsior Park. Boasting an impeccable north-south orientation and generous eaves on the western side, this home is a true gem. With some recent refurbishments including new carpets to all bedrooms plus carpeted area upstairs and down and a splash of paint here and there, this splendid family abode is primed and ready for its next chapter. Let's delve into the myriad features and benefits that make this property truly exceptional.

**Upper Level:-** Ascend to the upper floor to discover a peaceful parents retreat with a separate living area, providing a haven for relaxation, flowing into the massive master suite all adorned with new carpets. Double doors lead you into the master suite featuring a generous walk-in robe. The en-suite bathroom is a spacious sanctuary, featuring a full-sized shower, spa bath and vanity. Adjacent to the master suite and living area is a splendid, tiled deck with glass balustrade, where you can enjoy your morning cuppa, listening to the bird song and enjoying the serenity. From here you will love the magnificent views of the distant Glasshouse Mountains, lush green landscape of the block and the glistening in-ground pool.

**Lower Level:-** The ground floor unveils an outstanding floor plan, with two separate living areas. There's a formal living and dining area plus a tiled family room with both areas seamlessly connected to the chef's kitchen. The kitchen is adorned with white cabinetry, sleek granite countertops, electrical appliances, and ample preparation space. Additionally, the ground floor houses three queen-sized bedrooms, each with built-in wardrobes, a main bathroom, internal laundry, and convenient under-stair storage. The double garage is a marvel, offering extra space and equipped with a kitchenette, a third toilet, and a basin. Currently configured as a fully functional home office, it boasts professionally built cupboard space and removable desks. Despite this setup, there is still currently room for one vehicle, highlighting the versatility of this area. It could easily be transformed into a granny flat or a teenager's retreat, with the main bathroom conveniently nearby. The home is equipped with ducted air-conditioning throughout most rooms and a vacuum-maid system for effortless cleaning. It also features security cameras, and secure mesh screens on multiple windows, plus security sliding doors.

This home is truly an entertainer's delight, featuring an impressive 4m x 10m insulated patio with fans, offering a convenient servery off the kitchen area, and is just the spot for hosting gatherings, offering a seamless blend of indoor and outdoor living. Whether you're having a casual barbecue or a sophisticated dinner party, this space caters to all your entertaining needs. The majestic in-ground magnesium saltwater pool has a gorgeous Bali Hut offering another paradise retreat where you can sip, splash and relax enjoying time with the kids in the pool. This area is enveloped by splendid, landscaped gardens on a fully fenced sprawling 3137m<sup>2</sup> gently sloping block, terraced at the rear and adorned with multiple fruit trees, ripe for the picking. The concrete driveway at the front offers plentiful turnaround space or additional parking, with side access to the 9m x 7m powered single-phase shed, providing additional parking for three vehicles.

**Features include:-**

- Electric hot water service
- Environ-cycle treatment plant
- 9m x 7m colorbond shed with concrete hardstand, three roller door access with power and lights
- Ducted air-conditioning
- Vacumaid system
- Security cameras
- 2 x Garden sheds for additional storage
- Brick and tile home - Circa early 1990

This stunning property is a harmonious blend of luxury, functionality, and breathtaking views, ready to welcome its new family. Don't miss the opportunity to make this dream home your reality!

**Disclaimer:** In preparing this information, Dewar Estate Agents and Agents Agency/Eview Group and members have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.