

# 6 Sunrise Pl, New Auckland, QLD, 4680



## House For Sale

Monday, 2 September 2024

6 Sunrise Pl, New Auckland, QLD, 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Angie Kulikov

## Your Very Private Address In Parksville Estate!

Nestled in the coveted Parksville Estate, 6 Sunrise Place represents a rare blend of tranquillity and grandeur in the heart of Gladstone. This exemplary four-bedroom, two-bathroom residence is a sanctuary for discerning executives and families who demand both luxury and privacy.

Set on an impressive 4,399 square metre allotment, the property boasts a fully fenced, exquisitely manicured estate that promises an idyllic acreage lifestyle. The carefully curated gardens and immaculate lawns are a fitting introduction to the quality that lies within.

As you step inside, the home welcomes you with a sophisticated design that harmoniously blends indoor and outdoor living. The heart of the house, a spacious kitchen, features a breakfast bench, walk-in pantry, and top-tier appliances. It opens up to a grand 14-metre under-roof entertaining deck, perfect for al fresco dining while overlooking the 12-metre in-ground swimming pool.

Air conditioning throughout ensures comfort year-round, and the three generously sized bedrooms, each with built-in wardrobes, provide ample space for relaxation. The master suite is a retreat in itself, secluded by a breezeway and featuring a walk-in robe, ensuite, and an adjoining office or nursery space.

For the enthusiast, the property includes multiple powered sheds, with the main shed housing an air-conditioned office. Practicalities are covered with 3 phase power, solar panels, and solar hot water system. With 49 established fruit trees and an irrigation system in place, the grounds are as fruitful as they are beautiful.

Security is paramount with remote entry gates ensuring your peace of mind. This is more than a house; it's a statement of exclusive living. Seize this opportunity to own a slice of Parksville's most prestigious real estate at 6 Sunrise Place.

At a glance:

- Remote entry gates – solar powered with fully concreted driveway in
- Irrigated and immaculately maintained gardens and lawns
- Large deck upon entry through grand double doors
- Step into the open main living area, where the heart of the home is a gorgeous kitchen. It features a stunning timber top island bench, a gas cooktop, and an electric oven, making it perfect for culinary creations. The kitchen also includes a dishwasher, filtered water system, and stylish display cabinetry. With a walk-in corner pantry and ample space for a modern large fridge, this kitchen is designed for both functionality and elegance. Adjoining is the formal dining room or added 2nd living
- Three of the spacious bedrooms all have built in robes, plantation shutters on windows & air conditioning
- The main bathroom is with powder room, separate toilet, bath tub and shower
- The laundry is of good design and of a great size
- Adjoining the main area, an under-roof breezeway guides you to the master suite. This grand bedroom offers luxury and space, featuring a walk-in robe, an ensuite, and a cozy parents' retreat, all fully air-conditioned. The retreat, currently used as an office, opens onto the front deck, where you can take in the serene views of nature
- Experience the ultimate outdoor living with an expansive 14-meter under-roof entertaining deck, perfect for gatherings

or relaxation. This deck overlooks a stunning 12-meter inground swimming pool, where the crystal-clear water invites you for a refreshing dip. The pool is fully equipped, with all the equipment neatly housed away from the elements. For added comfort, a retractable shade sail extends over the entire pool, providing ample shade when needed, making this the perfect spot to unwind, rain or shine

- A lush orchard with 49 fruit trees, each bearing its own unique bounty. Among them, you'll find exotic lychees, vibrant dragon fruit, zesty limes, and sweet mangoes. The variety is endless, offering a delightful mix of flavours and colours. This diverse collection of fruit trees creates a paradise of fresh, homegrown produce right at your fingertips. A raised strawberry garden, perfect for kids. The lush green leaves are dotted with juicy, red strawberries, ready to be picked. The garden is at the perfect height for little hands, making it easy and fun for kids to harvest their own fresh, delicious berries

- Three powered sheds, with two of them joined and insulated for added comfort and efficiency – this includes an air-conditioned office, perfect for focused work or projects. An added bonus is 3 phase power

- All grounds are fully irrigated, ensuring lush growth for both the fruit trees and the grass. This comprehensive irrigation system keeps everything vibrant and healthy, providing consistent moisture for a thriving landscape. The irrigation is fed with the water tanks (2 x 22,000l) which can be topped up with town water in the dry season if needed

- 7.8kw Solar system and solar hot water

Located within Parksville Estate, this property offers the perfect blend of tranquillity and convenience. Set at the end of a quiet cul-de-sac and surrounded by large blocks, it's just 5 minutes to major shopping centres and 10 minutes to the CBD. With high demand for properties in this sought-after estate, this home presents an exceptional lifestyle opportunity you won't want to miss!

- Council Rates - \$7,000 approx per annum

- Current rental estimate is \$700 to \$800 per week

Contact Angie Kulikov for further information on 0437 770 058 or [angie@locationsestateagents.com.au](mailto:angie@locationsestateagents.com.au)

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