

**86 Kessels Boulevard, Greenbank, QLD, 4124**

**House For Sale**

Thursday, 1 August 2024



86 Kessels Boulevard, Greenbank, QLD, 4124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Philip Resnikoff



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## Custom-Built Complete Package - Stunning Large Family Home (3 x Living Areas) + Side Access + Swimming Pool + Yard on 580m2!

\*CONNECT - Reach out to discuss or schedule a viewing. We're eager to assist you!

\*REQUEST - Building and Pest Report + REIQ Contract of Sale + Title Search

\*UNLESS SOLD PRIOR Auction - Saturday 24th August

Sitting pretty on an elevated and oversized 580m2 in Mirvac's highly desirable and tightly held 'Everleigh', this custom-built family home presents the ultimate lifestyle with every possible comfort and convenience within reach. The property's 25m street frontage sits opposite Leaf Park in one of the estate's most desirable pockets. Walking distance from Everleigh State School and Pub Lane shopping precinct while benefiting from close access to either Middle Road or the Mount Lindesay Highway, this property's location is so incredibly convenient. The property's larger than average lot size has been maximised to afford the incredibly rare side access - ideal for those with a boat, caravan or extra vehicle - a swimming pool and a yard. The stunning G&P-built home is enormous boasting three large and separate living areas in addition to the four spacious bedrooms. This unique floorplan packages the kids bedrooms around their very own living area and bathroom while benefiting from an effortless open plan design that draws the outside in. You will enjoy entertaining year-round under the south-facing outdoor entertaining area that overlooks the sparkling in-ground swimming pool and yard. With high end fixtures and fittings throughout this property truly must be inspected to be appreciated - skip the wait and increasing costs of land and construction with this once-in-a-lifetime opportunity!

- Bedroom: 4 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans + Ducted A/C
- Master Suite: Spacious Room with Pendant Lighting + Ensuite with Floor-to-Ceiling Tiling and Dual Vanities + Walk-in Wardrobe with Cabinetry + Ceiling Fan + Ducted A/C
- Bathroom: 2 x Bathrooms (incl. Ensuite) + Separate Toilet + Separate Laundry
- Kitchen: Central Modern Kitchen with Butler's Pantry + Oversized Caesarstone Waterfall Island Bench with Powerpoint's + Freestanding Gas Stovetop/Electric Oven + Exhaust + Dishwasher + Plentiful Cupboard/Bench Space + Feature LED Lighting
- Living (a): Family Area Combining Kitchen + Meals + Lounge
- Living (b): Media Room
- Living (c): Kids Retreat/Rumpus Room
- Features: Ducted A/C + Ceiling Fans + Fly Screens + ScreenAway Block-Out Blinds + Caesarstone Benchtops + Additional Roof Insulation + Walk-in Linen Cupboard + 2570mm Ceiling Height
  
- Outside area: Extended Entertaining Area with Ceiling Fan, LED Downlights, TV Point and Natural Gas Point for BBQ Overlooking Yard + Pool
- Car Space: Double Remote Garage with Additional Storage Space + Epoxy Flooring
- Swimming Pool: Heated Magnesium Swimming Pool (3.5m Diameter and 1.8m Depth) \*Comes with blanket to prevent evaporation and maintain temperature!
- Garden Shed
- 2 x 6.6kW Solar Systems
- Fully Fenced with Side Access
- Irrigation System
- Full-Concrete Surrounds and Extra Drainage
  
- Custom-built in 2021 by G&P Builders
  
- Time: 3:00pm Registrations - 3:30pm Start
- Location: The Coffee Club Browns Plains Village Square (Behind Bunnings Warehouse)
- Address: 18 Commerce Drive, Browns Plains QLD 4118

\*NOTE - The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review however this should not be relied upon and interested parties should rely on their own enquiries.