

**9-11 Hobby Court, Mango Hill, Qld 4509**



**House For Sale**

Friday, 3 May 2024

9-11 Hobby Court, Mango Hill, Qld 4509

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1240 m2**

**Type: House**



Ange Hill

0400457964

## FOR SALE

If this property is not sold by the 23rd May 2024 it will be going to Auction from 6:00pm on the 23rd May 2024 at Ray White Wilston at 74 Kedron Brook Rd, Wilston and we will also be live streamed with phone bidding allowed. The owners will consider all offers prior to Auction, so get your offers in before time runs out! Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering. From its imposing façade to its manicured lawn and spacious indoor and outdoor living, this architecturally designed, premium family home set on 1,240m<sup>2</sup> has so much to offer that it would take a full magazine to do it justice! Ultra-modern and with great thought given to space, comfort and lifestyle, this incredible home even boasts breathtaking views to Brisbane CBD, Moreton Bay, the ocean, and the Glasshouse Mountains. Upon entry to the ground floor level, you'll know that this is a home for entertainers. Featuring a home office that can be utilised as a kids' playroom if you prefer, it's all flanked by a huge wraparound deck with magnificent views, and which looks out over the stunning lawn. On the ground floor, you'll also find bedroom 4, with built-in wardrobe, and a bathroom with shower, vanity and toilet. Here is also the laundry, with outdoor access to the clothesline. Additionally, there is under-stair storage, two linen closets and the double garage with internal access. And let's not forget the pool! At 11.3m long and 6.2m wide, and with a glam water feature, the solar heated swimming pool will be the whole family's favourite spot in the warmer months. Lounge around, catch some rays, drink some cocktails ... it really is an entertainer's paradise. On the first (middle) floor, you'll find the striking kitchen, with its white cabinetry, black stone benchtops and dramatic red splash back. Equipped with a freestanding 900mm gas cooker and a fantastic butler's pantry with dishwasher, plus a breakfast bar, even the most reluctant home cook will be enticed to bring out their inner MasterChef. The middle level is also home to the spacious dining room, with windows inviting in plenty of natural light and those unmissable views, and the living room, which opens to the wraparound balcony. Here, you'll live the dream, sipping a cold beverage and maybe snacking from a charcuterie platter, happily chatting with friends and family as you gaze out over Moreton Bay and surrounds. Bedrooms 2 and 3, each with a built-in robe, are also on the first floor, and share a bathroom with separate shower and bathtub, and dual vanities. The powder room is separate. On the top floor, the parents' retreat is a private, special zone, featuring master bedroom, walk-in wardrobe, linen closet and luxury ensuite. Pamper yourself in the deep soaker bathtub! It also features a large shower, dual vanities, and a privacy toilet. PLUS, the top floor boasts a private balcony, the ideal spot for morning coffee or a wind-down cup of tea in the evening. With too many features to list entirely, it's important to note that this property also includes an electric security gate at the front entrance and security intercom on each level. A solar electricity system helps to keep power bills lower and TWO hot water systems ensure everyone enjoys their showers. You'll love the fully installed Sonos speaker system throughout, including the pool area. The Sonos system can be connected to the TV through the app. And by the way, the backyard of this property is on a separate title, meaning the property can be subdivided into two and the yard sold, if desired. For any family, with little ones, teenagers or adult offspring still living at home, 9-11 Hobby Court, Mango Hill represents idyllic living. Situated within easy distance of schools, shops, restaurants, train station, medical facilities and endless green space, this is a location you will love for your family. This property deserves your undivided attention. Call agent Ange Hill on 0400 457 964 today to arrange an inspection. Features you'll love:

- 4 bed, 3 bath, 2 car
- Separate study
- 1,240m<sup>2</sup> (two separate blocks)
- 3-story prestige home in quiet cul-de-sac location
- Ground floor: home office, home cinema, rumpus room, bedroom 4, bathroom,
- Laundry, large alfresco area, double remote garage
- 2nd floor: kitchen, butler's pantry, dining room, living room, bedrooms 2 and 3,
- bathroom, powder room, large balcony
- 3rd floor: parents' retreat with master bedroom, ensuite, walk-in wardrobe, linen closet and private balcony

**GROUND FLOOR**

- Home cinema: air-conditioned and carpeted, with projector and huge screen
- Rumpus room: pool table & entertaining which opens to large balcony
- Home office:
- Bedroom 4:
- Bathroom:
- Laundry + linen closets
- Balcony: includes heater and possibly, outdoor furniture, including day bed
- Inground swimming pool with water feature and solar heating
- Fully fenced and turfed backyard

**Location:**

- State school catchment: Mango Hill SS and Mango Hill State Secondary College
- Surrounded by lots of green space and natural reserves
- 1.5km to Mango Hill train station
- 1.8km to Capestone Village
- 1.9km to Mango Hill Marketplace
- 1.9km to Mango Hill Tavern
- Less than 2km to restaurants and cafes
- 2.9km to North Lakes (Westfield, Bunnings, Costco, Ikea)
- 4.7km to Redcliffe Hospital