

9 Lindgren Close, Tolga, Qld 4882



House For Sale

Sunday, 23 June 2024

9 Lindgren Close, Tolga, Qld 4882

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 4011 m2

Type: House



Jean Laterre

0437696969

Luxurious 2-Bedroom Designer Home

4011 SQM BLOCK WELL PRESENTED SPACIOUS 2 BRM DESIGNER HOME WITH PROVISION TO EASILY ADD A FURTHER 3 BRMS-\$790,000.OPTIONAL Walk-In, Walk-Out: Complete with All Chattels This magnificent package can include all furnishings, whitegoods, and electrical goods, including a computer. The only things you need to bring are your clothes, food, and vehicles. Discover a perfect blend of elegance, comfort, and potential in this immaculately presented 2-bedroom designer home. Situated on a generous 4011 sqm block in a quiet cul-de-sac, this stunning property built in 2021 by a reputable local builder offers an unparalleled living experience on the Atherton Tablelands. With provisions to easily add a further 3 bedrooms, this home is an astute investment for discerning buyers seeking both luxury and opportunity.

Key Features

- **Modern Architectural Design:** Spanning 213 sqm, this home boasts bluegum hardwood floors throughout, with tiled floors in wet areas, creating a seamless and stylish living space.
- **Open-Plan Living:** The spacious open-plan layout features vaulted ceilings and insulated walls, enhancing comfort and energy efficiency.
- **Generous Bedrooms:** Two well-appointed bedrooms, each with built-in wardrobes and two sets of windows or sliding doors, offer ample natural light and ventilation.
- **Expansive Deck:** A 50 sqm north-facing hardwood timber deck with roller blinds provides stunning views of Walkamin and Mareeba, perfect for entertaining or relaxing.
- **Functional Storage:** Enclosed and lockable storage under the house ensures ample space for all your belongings.
- **Sophisticated Drainage:** Equipped with half-round gutters, rain-heads, and a comprehensive stormwater drainage system, the property efficiently manages wet season runoff.
- **Convenient Carport:** A large 2-car carport with storage and weatherproof access to the house, including wheelchair accessibility via a wider backdoor.

Premium Comfort and Efficiency

- **Climate Control:** Air conditioning with reverse heating in the main living and dining area ensures year-round comfort.
- **Enhanced Airflow:** Louvre windows throughout the home enable cool airflow during summer and regulation during cooler months.
- **Modern Kitchen:** Features a gas cooktop on an island bench with a bluegum hardwood benchtop and fast hot water delivery.
- **Luxurious Bathroom:** A spacious, tiled bathroom with dual shower mixers, an in-wall bidet mixer, a wall-hung vanity unit, and quality copper piping throughout.
- **Efficient Laundry:** The tiled laundry area includes a washing machine, dryer, large bench, tub, and ample storage cupboards.

Expansion Potential

- **Future-Proofed:** Completed engineering and specifications allow for seamless addition of a 3 bedroom house on the upper slope to the east of the existing dwelling.
- **Additional Convenience:** wide 2 bay carport and storage under the house, situated on the higher eastern side of the block.
- **Outdoor Potential:** Ample space to add a resort-style pool with views, a large multi-door shed, and room for a fruit orchard or small hobby farm.

Eco-Friendly Features

- **Water Supply:** Town water supply with advanced filtration, including multiple hose taps around the property with 900 KPA pressure.
- **Septic System:** Advanced Enviro Septic system designed to accommodate future dwellings or a granny flat.
- **Solar Water Heating:** Solar panel supplemented hot water system exclusively for the kitchen sink ensures efficient energy use.

Prime Location

- **Scenic Surroundings:** Enjoy the natural wonders of the Atherton Tablelands, with easy access to quaint townships, markets, festivals, national parks, hiking trails, picnic spots, and swimming areas.
- **Convenient Access:** Just 1½ hours to Cairns and the International Airport via the beautiful rainforest village of Kuranda.

Attractive Investment

- **Low Rates:** Annual rates of \$3,300, making this a cost-effective choice.
- **Turnkey Ready:** With nothing more to do, this home is a finished masterpiece with endless possibilities for further enhancement. Seize this unique opportunity to own a luxurious home with exceptional expansion potential in a prime location. Contact the agent today to arrange an inspection and experience the allure of this standout blue-chip investment