



70 Trouts Road, EVERTON PARK, QLD 4053

BREATHTAKING VIEWS - WATCH THE MOUNTAINS TWINKLE TO LIFE FROM A HUGE DECK!

..talk to Di about a breathtaking mountain panorama from the huge back deck of this spacious and private home. At the end of a busy day, enjoy a cool drink and relax, peacefully watching stunning sunsets, as the lights twinkle to life across the hilltops. This fantastic home would suit multi generational families coming together under one roof or provide space for a family upstairs and rent out the two downstairs ensuited bedrooms with a kitchenette separately!

A welcoming and secluded ground level front entry deck leads you through the front door to a large open plan lounge, dining and kitchen with luxurious ducted air conditioning. Gleaming timber floors reflect recessed LED lighting and plaster cornices to high ceilings. This is a kitchen created for a lover of cooking, with space to entertain a crowd. Cool wide stone bench tops, a big breakfast bar and a walk in pantry means you will never run out of storage or work space again! Quality appliances include a 5 burner gas stove, dishwasher, recessed sink and a cleverly designed appliance cupboard. Glass and timber french doors lead from the kitchen space onto a wonderful big back deck making entertaining a breeze - overlooking a beautiful big back yard with the mountain vista back drop. Both bedrooms on the upper level are generous with a central modern bathroom with stunning mosaic tile highlights and timber vanity storage.

The rear of the home offers separate external access to the fully air conditioned dual

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TYPE: Sold

INTERNET ID: 95P2813

SALE DETAILS

Offers Over \$1,100,000

CONTACT DETAILS

Elders Real Estate Everton Park

537 South Pine Road
Everton Park, QLD
07 3355 7854

Di Webb

0413 263 636

living space and includes a second kitchen, living area and a study space. The 2 bedrooms in this area both have walk in robes and ensuites. There is an undercover entertainment area including a huge heated Swim Spa (high powered jets make it perfect for exercise or relaxation) overlooking the big beautiful back yard, fully fenced and complete with a tree swing! Plenty of space for a workshop/storage or an at-home business and a large garden shed. This home offers so many possibilities!

This location is sensational - under 10km to Brisbane City, bus stop at your doorstep, walk to convenience store, restaurant and cafes and Stafford State High School. An easy walk will take you to the party atmosphere and culinary delights of the Everton Park Lane Dining Precinct along with supermarkets, Amart Furniture, BCF, Super Cheap Auto and other major retailers in the Everton Park Home Maker Centre and all professional/beauty services. Within a 10 minute radius you can reach a wide range of private and State schools. This family friendly suburb is booming - make your next home here and enjoy the many benefits it has to offer.

â#t talk to Di about these fabulous features -

- Sweeping mountain views
- Huge under cover rear deck
- Ducted air conditioning to the upper level
- Under cover heated Swim Spa - (4 x 2.2 x1m deep - 48 spa jets & 4 swim jets)
- Pool Safety Certificate
- Pool room
- Front deck
- Open plan living
- Polished timber floors
- Sensational kitchen
- Stone bench tops
- Recessed sink
- Smeg dishwasher
- 5 burner gas cook top
- Large 70 cm wide oven
- Large breakfast bar
- Walk in pantry
- Appliance cupboard
- Built in wardrobes to 2 large upper level bedrooms
- Centrally located modern bathroom
- Stunning mosaic tile features

LOWER LEVEL

- Perfect for multi-generational living or

- Rent out/student accommodation
 - Fully air conditioned
 - Separate external access
 - Second kitchen
 - Living area
 - Study space
 - 2 ensuited bedrooms
 - Walk in wardrobes
 - Fully fenced big back yard
 - Under cover outdoor entertaining area
 - Sensational mountain views
 - Workshop storage/space
 - Space for a home business
 - Garden shed
 - Gas HWS
 - Town gas
 - 2000L water tank
 - Solar 3.5 kw 10 panels
 - Plaster board walls and ceilings installed throughout
 - External ceilings and soffits replaced with Hardy Plank
 - Whirlybird roof ventilation
 - Remote control garage door
 - Side access / plenty of off street parking.
- Land Area 607.00 square metres
 - Bedrooms: 4
 - Bathrooms: 3
 - Car Parks: 3





