

## 4 Minns Place, EVERTON PARK, QLD 4053

### BIG FAMILY HOME IN TRANQUIL CUL DE SAC

...talk to Di about this immaculate home - perfectly located in a small and peaceful cul de sac. A large entry foyer welcomes you to this light and airy home in the highly sought after Trouts Estate. High quality workmanship and the impression of a home lovingly maintained is evident in every room. Hardwood floors have been protected by carpet and will polish up a treat - just like the floors in the kitchen/meals area.

The modern kitchen offers plenty of storage and drawer space, new dishwasher and feature glass display cabinets in a timeless colour palette. Sliding glass doors access to an undercover deck overlooking a sparkling in ground pool and a fenced back yard with plenty of space for a game of cricket! A family sized dining room adjoins the kitchen and along with the very large lounge room, accesses a front balcony with a view of the pretty tree lined cul de sac. The bedrooms are all a good size; the king size main bedroom has an ensuite, an entire wall of built in wardrobes fitted with quality ornate doors and enough space for a sitting area. The main bathroom is centrally located and has a full size bath and extra wide vanity storage. Internal stairs lead to the massive lower level offering a TV room, study, store room and a fantastic workshop/storage space - there is certainly dual living potential here!

This location is second to none - surrounded by other quality homes in a peaceful and private cul de sac, walking distance to the party atmosphere of Everton Parklane Dining

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 95P2819

**SALE DETAILS**

For Sale

**CONTACT DETAILS**

**Elders Real Estate Everton Park**

537 South Pine Road

Everton Park, QLD

07 3355 7854

**Di Webb**

0413 263 636

Precinct, Everton Park State School, bus stop, easy access to Northside Christian College, North West Private Hospital and Specialist Centre. You are 5 minutes away from your choice of supermarkets and all beauty/professional services, under 10 km to Brisbane City and Westfield Chermside. Everton Park is central to a wide range of quality state and private schools within a 10 minute drive. This family friendly neighbourhood is the place to be - the Capital Growth is fantastic and you will become part of a family friendly community and watch your family thrive and flourish!

â#t talk to Di about these fantastic features:

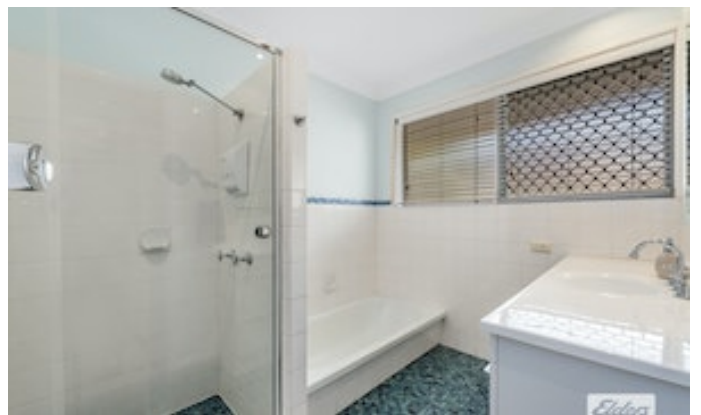
- Sensational cul de sac location
- Large rear deck
- Patio with built in BBQ
- Wide front balcony
- Glittering salt water in ground pool
- Recently resurfaced and equipment updated
- Fenced back yard plus large front yard
- Well designed kitchen
- Breakfast bar
- Glass display cabinets
- New dishwasher
- Meals room
- Family size dining room
- Large lounge room
- 4 big bedrooms
- Built in wardrobes
- Large main bathroom
- Ensuite
- Wide shower recess
- Study nook
- Timber feature internal stairs

Lower level

- Extra large garage space
- Remote control garage doors
- TV room
- Study
- Third bathroom

- Store rooms x 2
- Fantastic workshop/storage space
- Under stair storage cupboard - perfect for wine storage
- Full size laundry
- Air conditioning
- Ceiling fans
- Door/window security
- Modern power board
- Fold away ladder to ceiling storage
- Plenty of off street parking
- Wide frontage
- Side access
- Terracotta tile roof - recently refurbished
- Immaculate and well maintained
- Separate external access to lower level
- Dual living potential!
  - Land Area 754.00 square metres
  - Bedrooms: 4
  - Bathrooms: 3
  - Car Parks: 3









UPPER LEVEL

LOWER LEVEL

INT	: 198.66m <sup>2</sup>
EXT	: 54.14m <sup>2</sup>
UNDERCROFT/CAR ACCO./STORE	: 98.40m <sup>2</sup>
<b>TOTAL</b>	<b>: 351.20m<sup>2</sup></b>

Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

### 4 Minns Place, Everton Park