



4 Edinburgh Avenue, REGENCY DOWNS, QLD 4341

Hidden Haven with Space, Style & a Poolside Lifestyle

Privately tucked away in a quiet cul-de-sac on the edge of Regency Downs on 5,645sqm parcel of land, this impressive family home offers far more than meets the eye. Perfectly positioned just minutes from the amenities and schools of Plainland, it delivers the ideal balance of convenience and peaceful living. Spanning a vast 277sqm (approx.) under roof, this is a home designed for space, comfort, and effortless family living.

As you enter you are welcomed by a spacious lounge room with bay windows that showcase the surrounding bushland outlook. Airconditioning and a fireplace create a comfortable and inviting space to relax year-round.

Bamboo flooring flows through the living areas, adding a touch of style and sophistication. Located on one side of the house, the thoughtfully designed floorplan offers three generously sized bedrooms, two of which feature large walk-in robes, with mirrored built-ins in the third bedroom. A conveniently located main bathroom includes a shower, full-sized bath and separate toilet.

Privately positioned at the opposite end, the massive master suite is a true retreat, boasting an oversized walk-in robe and a spacious ensuite with dual vanities, shower,

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TYPE: For Sale

INTERNET ID: 97P2083

SALE DETAILS

Offers Over \$1,190,000

CONTACT DETAILS

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and a second full-sized bath - perfect for unwinding at the end of the day.

At the heart of the home, the open plan kitchen is sure to impress with an extra large walk-in pantry, built-in Miele coffee machine, substantial breakfast bench and a dishwasher. The dining and light-filled family room flows seamlessly through huge glass sliding doors to the expansive outdoor entertaining area.

Enjoy weekends on the patio while the kids make the most of the inground saltwater pool. The outdoor kitchen is perfect for entertaining, with plenty of space for gatherings and BBQ's surrounded by beautifully landscaped gardens and striking natural sandstone retaining walls.

Completing the package is a 6m x 9m shed positioned at the rear with full side access from Huntingdale Drive. The property includes solar and is fully fenced for peace of mind with roller shutters along the front of the home for added privacy and security.

A home of this size, quality, and lifestyle appeal is a rare find - don't miss your opportunity to inspect.

Note: Spa not included in sale

Other features: Carpeted

- Land Area 5,645.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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