

Sold



13 Chimene Lane, Burdell



A Serious 'Next Level' Home

DEPOSIT TAKEN!!

Before you even enter this stunning custom built and exclusive designed Martin Locke Home property, you just know that this is NOT going to be a standard home. Designed to take advantage of the site specific aspects, as well as being designed to 'accessible living' standards.

This home has been built to be comfortable, safe and easy to live in and to meet the changing needs of occupants. The home suits all occupants including people with disabilities, the aged, people with temporary injuries, families with young children or a couple looking for a property to truly entertain in. The home is just 'easier' to live in without making any compromises to quality or to the finish of the home. These key features that are often overlooked by other builders include -

- A safe continuous and step-free path of travel from the street and the garage to the front entrance
- Larger than standard internal doors (870mm) and wider hallways (1100mm) that facilitate comfortable, unimpeded movement between spaces and rooms
- A step-free large shower to both the main bathroom and en-suite
- Reinforced walls around the toilet, shower and bath to support grab rails if required in future
- Large rebated sliding glass doors to the front veranda and alfresco creating a step-free transition between indoor and outdoor living spaces

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Price SOLD for \$445,000
Property Type Residential
Property ID 2862
Land Area 550 m2
Floor Area 231 m2

Agent Details

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- Concrete paths around home to make movement outside easier
- Fully insulated roof with R3 certified ceiling batts to full house including garage, verandah & alfresco
- Downpipes and stormwater are piped to the street with grated pits
- Unique rebated sliding glass door to alfresco & front verandah, giving a seamless transition from inside to outside

All these features make the home easier for parents to navigate prams, easier to carry the groceries direct to the kitchen, easier for people with a disability or temporary injury to move freely around and also easier to move furniture.

Other features of the home include a master bedroom with ensuite and his and her robes which is positioned to the rear of the home for added privacy. The main also links to the alfresco through a sliding glass door. The other two bedrooms are larger than standard and are private to the living areas.

The home is perfectly positioned to capture the cool north east afternoon breezes that enter through the front verandah into the living area and through the house and into the alfresco. The front verandah also faces parkland that includes a childrens playground and BBQ area.

There is plenty of storage space throughout with ample linen space and heaps of storage in the garage. The outside of the home comes complete with pathways, fencing with double gate side access, automatic irrigation and landscaping.

Property Features -

- Custom designed home in a great position overlooking parkland
- Impeccable 450mm x 450mm high grade ceramic tiles to all living areas and quality upgraded carpet plus underlay to bedrooms
- Keep cool with Fujitsu inverter split system air conditioning and ceiling fans throughout
- Efficient LED downlights and LED circular lights throughout with slimline power points and switches
- Crimsafe security to front verandah, alfresco and main bedroom openings, safety screens to all other windows and door openings
- All custom joinery with Blumotion soft close drawers and doors throughout, with stone tops to kitchen and bathrooms
- Amazing master bedroom to the rear of the home for added privacy with his and her robes plus also links to the alfresco through a sliding glass door
- Saracom tapware to the amazing en-suite with privacy toilet
- Two larger than normal bedrooms with built in robes featuring white custom shelving and mirrored sliding robe doors throughout
- Outstanding main bathroom fit for the whole family, separate shower and bathtub
- Flush to wall Gemini soft close toilet suites and smart tile square floor wastes with stainless steel tile inserts to bathrooms and showers
- Powder room off the main bathroom and separate toilet
- Lavishly appointed kitchen with quality SMEG stainless steel appliances, stone bench tops and an abundance of cupboards
- Enormous living space flows through to the kitchen and alfresco, along with the front patio accessed by rebated sliding glass doors
- Purpose built study nook opposite the kitchen
- Rear tiled alfresco with gas point and verandah areas with set plasterboard ceilings

- Large internal laundry towards the rear
- Double remote control panel lift garage door which is C2 cyclone rated plus storage options
- Innes grey exposed aggregate driveway and pathways which have been fully sealed and sika flex against house
- Fencing with double gate sized access, buffalo turfed, landscaped and irrigated to the 550m² block capturing cool NE breezes

Location Features -

- Located in a prime location in Townsville's fastest growing master planned estate.
- Sunhaven Park literally at your doorstep with kids playground equipment and BBQ's
- No more than 200m away is a second kids park and the North Shore off lease dog park
- Numerous Schooling options in the suburb, both Primary and Secondary
- Stockland Shopping Centre with Woolworthes and numerous other specialty shops only 5 minutes by car

This home will certainly all of the boxes and most likely more. Built to an exceptional standard and quality that is fit for a display home. A home that is truly worth an inspection to fully appreciate everything that it does have to offer. Be inspired!!

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