

Sold



6 Rose Ct, Woodgate



PRIVATE OASIS IN SECLUDED STREET JUST 265M FROM THE BEACH

This is your chance to secure a property that is a celebration of **design and functionality**. Surrounded by **lush, established gardens**, this home has fulfilled the Owners wish to live in an oasis of peace and tranquility whilst being close enough to the beach and everything special that our seaside village offers. An executive home that delivers the **height of opulence**, the sheer size of the floorplan gives you so many options to enjoy the home and it can be easily be repurposed for **self-contained second accommodation**. The home delivers so much to you from the energy efficiency of the **24 Panel 5Kw Solar system & 2 Gas instantaneous Hot Water systems** to executive appointments so rare in a property at this price. A home truly for those seeking a **tranquil and luxurious space** this is a property that will continue to impress for many years to come. Consider the value this home delivers to you:

Property Snapshot:

- Stunning **Lowset 4 Bedroom, 3 Bathroom** home **440.58m2 Floor Area** with **9 foot high ceilings** . **Total building area 508.1m2**.
- **931m2, fully fenced, level block** in a **No-Through road** that is just **265m from the Beach**
- **Koolwall reinforced polystyrene cladding** and rendered with Rockcote.
- **Fully insulated** in the walls, ceilings and roof and 2 Whirlybird roof extractors are fitted.
- 19Kw Daiken R410 **Ducted Air-conditioning** and this is complimented with **Ceilings fans**.

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Price	SOLD for \$795,000
Property Type	residential
Property ID	548
Land Area	931 m2
Floor Area	441 m2

Agent Details

Office Details

Woodgate Realty
0400 164 631



- **The 2 fully tiled living areas** are the signature design feature of this home.
- **2 separate Master Bedrooms + 2 x Ensuites + 2 x 2.75m x 1.75m Walk-in-Wardrobes**
- **Chef's Kitchen** has **Stonetop benches, 48 soft-close Drawers and Bosch appliances**
- **12m x 4m Alfresco Entertaining area accessed by 2 x 3.6m wide Bi-Fold Tinted glass doors**
- **Oversized Double Garage** with sealed floor can **house 3 vehicles** via rear **Workshop space**.
- Large **5.4m x 3.3m Study/Office** space
- **Separate Family Bathroom** with Bathtub, stonetop Vanity, Shower and **separate Toilet**.
- **Separate Laundry** with 2.6m wide, built-in + **2.4m x 4.2m** undercover **Laundry Court**
- Energy saving features include: 5Kw 24 Panel Solar System + 2 instantaneous Gas Hot Water Systems + 2 Rainwater tanks (5,000lt each).
- **Established** and professional landscaping with **5 irrigation systems**, fish pond with waterfall, **3 raised garden beds** and Orchid Shade House.

Property Features:

- Situated on a **931m², fully fenced, level block** in a secluded and private **No-Through road** is just **265m from the Beach** from your Eastern Boundary.
- The stunning tropical front gardens frame the impressive streetscape perfectly along with the wide, **stenciled driveway** and discreet, black front fencing.
- The exterior of the home is constructed with **Koolwall reinforced polystyrene cladding** and rendered with Rockcote. This innovative, energy smart exterior keeps your home cooler in summer and warmer in winter, reducing your energy costs. The property is **fully insulated** in the walls, ceilings and roof and 2 Whirlybird roof extractors are fitted on the roof. The home enjoys 19Kw Daiken R410 Ducted Air-conditioning and this is complimented with Ceilings fans. There is 3 Phase power in the home along with a separate Power surge protection unit. **Kordon termite protection** is installed and acts as a physical and chemical termite protection system for your home.
- Your entry to the home is showcased with a **wide front Verandah** that has a **large portico entrance** with a beautiful Custom built door that leads you to a wide separate **Vaulted Ceiling Foyer** that can be repurposed to provide 2 separate entries for self-contained accommodation if you choose. This large Foyer sets the expectation of grandeur you will enjoy throughout the home.
- This beautiful Lowset 4 Bedroom, 3 Bathroom home has a large **440.58m² Floor Area** with **total building area 508.1m²**. The **9 foot high ceilings** add even more grandeur to the space.
- The **2 fully tiled living areas** are the signature design feature of this home. You can choose to allocate this space to a games room, a formal entertaining space or with just some small design changes repurpose the area to be suitable for 2 self-contained accommodation areas. There is a private **2.1m x 2.1m alcove for your music and book library** with special shelving and cabinetry designed specifically to house CDs, Vinyl records and books. Both living areas have **3.6m wide Bi-Fold Tinted glass doors** that access your Alfresco area.
- Your huge, fully equipped **Chef's Kitchen** has **Stonetop benches, 48 soft-close Drawers** and ample storage cupboards that includes a **separate appliance cupboard** and a large corner Pantry. The **Island Bench** has a

Shweigan overhead exhaust fan with dual chimneys and is the central focus of this stunning space. **Bosch premium appliances** included are a Bosch electric Oven, Bosch 4 Burner Induction cooktop and Bosch Dishwasher. There is a Water filter tap to sink and a **premium pull-out sink mixer** that is ideal for washing vegetables. The **central location** of this large Kitchen gives you easy access to both Living spaces as well as the large rear Alfresco space via the 3m wide stonetop Servery that is framed by tinted Bi-Fold glass windows.

- It is rare that a home offers **2 separate Master Bedrooms**. Both enjoy **separate oversized Ensuities** with modern toilets and stonetop vanities along with walk-in showers. Each Master Bedroom has a large **2.75m x 1.75m Walk-in-Wardrobes** and are fully carpeted. This feature gives you the option to offer a private space to your parents or older children and allows you to offer dual family accommodation for special occasions and makes your home ideal for Christmas celebrations. The remaining **2 guest bedrooms** have built-ins and ceiling fans and there are Block-out Blinds to all bedrooms and Ensuities along with curtains in both Master Bedrooms.
- There is a Large 5.4m x 3.3m Study/Office space that has a built-in desk with overhead cupboards and an inbuilt filing cabinet. The area is big enough to include a lounge suite and bookshelf and could be used to entertain clients if you ran a home-based business.
- Your massive, fully tiled **12m x 4m Alfresco Entertaining area** has 2 x 303 Stainless steel Ceiling fans and is fully screened and overlooks lush tropical gardens with a beautiful fish pond, ornamental bridge and water feature. The area has a TV outlet, external power points & a **specific BBQ space** that offers a Zielger & Brown BBQ Exhaust with external chimneys and a beautiful corrugated splashback and has been designed to house the largest BBQ. The large 3.0m wide Stone servery from Kitchen with beautiful tinted bi-fold windows gives you easy access to the Kitchen.
- The large **separate Family Bathroom** has a Bathtub, large modern stonetop Vanity, Shower and **separate Toilet**.
- The **separate Laundry** has a 2.0m wide bench with inbuilt tub and a 2.6m wide, 3 panel built-in storage cupboard. The adjoining 2.4m x 4.2m undercover **Laundry Court** has an inbuilt clothesline that allows you to dry your laundry undercover and will protect it from the rain and weather and also UV rays that damage colours over time.
- Your **oversized Double Garage** has a remote-controlled roller door and can **house 3 vehicles** if you choose to utilize the rear Workshop space that is currently empty. You will enjoy the 2 wide **Built-in Storage Cupboards** and a beautiful Duron Marbletread **sealed garage floor**.
- Your custom built home has included in the design the following energy saving features:
 - 5Kw 24 Panel Solar System.
 - 2 instantaneous Gas Hot Water Systems.
 - 2 Rainwater tanks (5,000lt each).
- The seclusion this home naturally delivers is enhanced by the **established** and professional landscaping with **5 irrigation systems**, fish pond with waterfall, **3 raised garden beds** and Orchid Shade House. Winding paths lead you throughout the gardens and allow you access all around the property and to all parts of the garden. Everything has been thought of to make this garden low maintenance and stunning all year round even including the installation of small bee hives that ensure the flowers and vegetables are pollinated from within. There is also a **separate Garden Shed** to house all your garden tools.

If you are looking for the Ultimate Dream home, the Dream starts here. This home is a celebration of design and one that you will be proud to own. To arrange a private inspection, please contact Kevin Carr on **0498 053 719** or Kerrie Robinson on **0400 164 631**.

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