

# 1 Peregian Close, Manly West, Qld 4179



## House For Sale

Monday, 6 January 2025

1 Peregian Close, Manly West, Qld 4179

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 606 m<sup>2</sup>

Type: House



David Lazarus



Renee Brace

## Contact Agent

Nestled within the prestigious Links Estate, this immaculately presented home is the perfect blend of style, functionality, and comfort. Designed for modern families or those seeking effortless single-level living, this property is set on a generous 606m<sup>2</sup> block, offering ample space for every stage of life. From the moment you arrive, the striking street appeal and quality craftsmanship make a lasting impression. Surrounded by other high-quality homes, this residence exudes sophistication and has been meticulously designed with attention to detail. The thoughtfully crafted floorplan offers versatile spaces to suit the needs of the whole family. Upon entry, a dedicated study or home office provides the ideal work-from-home solution. The heart of the home is the open plan living and dining area, seamlessly connected to a gourmet kitchen that truly embodies its role as the "hub of the home." A second living space doubles as a rumpus, games or media room, ensuring there's room for everyone to relax, play or unwind. Accommodation is cleverly zoned for privacy and functionality. The luxurious master suite features a stylish ensuite with a dual vanity, while the second bedroom offers convenient access to the main bathroom. A separate wing is perfect for children or guests, comprising two additional bedrooms, and a versatile breakaway space for games, study, or quiet retreat. Step outside to a private backyard oasis, perfect for entertaining or unwinding. The covered alfresco area is ideal for hosting family and friends, while the side garden provides a safe and spacious haven for kids or pets to play. Features include:- 606m<sup>2</sup> corner block - Double lock up garage and side access for off street parking for caravan, trailer or boat- Ceiling fans and new 16kw Daikin ducted air-conditioning with My Air tablet control- "Grid Connect" home automation system- Franklyn ArmourX Security screens and doors- Franklyn Plantation Shutters throughout - Tiled flooring in the living area and carpeted bedrooms- New stylish kitchen featuring a 900mm SMEG 5 burner gas cooktop and oven, Bosch dishwasher, 40mm waterfall island benchtop, soft close drawers, ample cupboard and bench space- New laundry with 40mm stone benchtops- 5000lt water tank, 4.5kw solar system with 24 panels, security system with back to base provision and security cameras Located within walking distance to Mayfair Village on Manly shopping centre, for all your immediate needs and a short drive to Manly Harbour Village offering an array of restaurants, cafes and boutiques. Wynnum and Manly foreshore features 10km of walking and bike paths, playgrounds and world-renowned Marina's including RQYSEasy access to public transport with rail and bus links directly to Brisbane CBD, direct access to the Port of Brisbane, Gateway Arterial and Brisbane Airport for travel to the North and South Coast. Close proximity to world class sporting facilities including Sleeman Sport Complex, newly completed Brisbane International Cycle Park (Murarrie) Situated within Wondall Heights State School and Brisbane Bayside State College catchment and easy access to some of Brisbane's finest private and public schools including Moreton Bay Colleges and Iona College Close proximity to some of Brisbane's finest private schools and colleges including Moreton Bay College This stylish home would be one you would certainly be proud to call your own! **DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own council and financial inquiries to verify any information contained herein. This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.