

**10 Kirkpatrick Ct, Bowen, QLD, 4805**



**House For Sale**

Sunday, 3 November 2024

10 Kirkpatrick Ct, Bowen, QLD, 4805

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Kyli McCrae

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## **HUGE 349m2 FOUR BEDROOM HOME, POOL & SHED**

Imagine putting the key into the front door of this home and relaxing in the luxury that greets you inside. Spaciousness does not begin to describe the open plan floorplan with a formal living area, a huge rumpus area for the kids to sprawl out in and 4 large bedrooms to accommodate your entire family with ease. You are discovering a fabulous modern high quality four bedroom home with an enviable Queens Beach location. A large masonry block airconditioned double shed features in the backyard offering lots of extra storage room for a large family. There is even potential to convert this to a granny flat if you needed it (STCA). Also situated in the lush backyard is a tropical inground salt water pool. Solar power has been fitted to assist in reducing electricity costs. 10 Kirkpatrick Court is going to tick all of your boxes with ease.

Each bedroom offers built-in wardrobes and air-conditioning. The main bedroom features a spacious ensuite, large walk in robe and has access onto the undercover entertaining area. All the living areas are also fully airconditioned. The kitchen is positioned in the centre of the home being the perfect spot for the family to gather at meal prep time. In the kitchen you will find ample storage space, bench space and a breakfast bar for the kids morning brekky rush. (The dishwasher is not included). There is ample storage throughout the home with the two large built in linen cupboards and a spacious laundry room with additional storage to cater for your busy family.

The home is positioned on a large 1000m2 block that is fully fenced to keep kids and pets safe and the home has a double remote control access garage. Beside the double garage at the front of the home is a concreted boat parking facility. You can park a large boat or caravan right here with ease and there is a lawn locker here as well for extra storage. The rear undercover entertainment area wraps around the back section of this property and offers several nooks to establish your outdoor furniture. There are also two remote control sunscreen blinds to keep the sun or wind out when needed.

Under roof this home is a whopping 349m2 and at today's building prices, this home is priced to sell at well under replacement cost. Queens Beach Primary School is just around the corner. Located in a quiet street where you can see the owners are very proud of their properties; you are just a few minutes walk to Queens Beach and located amongst other high quality family homes. This is a property worthy of your attention.