

**12 James Court, Cotswold Hills, QLD, 4350**



**House For Sale**

Thursday, 21 November 2024

12 James Court, Cotswold Hills, QLD, 4350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Stunningly Renovated Home on Serene Acreage - Move In and Enjoy!

Escape the hustle and bustle of city life and embrace the tranquillity of acreage living, just 10 to 15 minutes from the CBD. With a major shopping centre and three supermarkets nearby, convenience is at your fingertips.

At the heart of this home is a spacious, sophisticated kitchen featuring top-of-the-line Miele appliances, an integrated dishwasher, and refrigerator. The north-facing living and dining areas effortlessly flow into a covered outdoor room, providing easy access to the inviting heated magnesium pool, all set against lush grounds and adjacent to a peaceful nature reserve.

Enjoy a quiet private morning coffee in a sunlit space off the main bedroom on the North. Also on the north is the second spacious living area. You'll find three additional generously sized bedrooms, all with built-in wardrobes.

This impressive kitchen boasts an oversized island bench, double-sided storage, stone splashbacks, and Two Pak cabinetry adorned with elegant brass handles & knobs. The laundry is equally spacious and well-equipped with stone benchtops, ample hanging space, and a built-in ironing board for your convenience.

Both elegant bathrooms feature luxurious floor-to-ceiling tiling, underfloor heating, solid timber cabinetry, and stone benchtops, with brass fixtures and a beautiful bath in the main bath, ensuring no detail has been overlooked.

Enjoy year-round comfort with zoned ducted heating and cooling throughout. The extra-wide doorways and doors enhance the sense of space, while Crimsafe screens on all doors and windows offer peace of mind.

Storage is abundant throughout the home, and the family room and outdoor living areas overlook the sparkling 9 by 4 heated magnesium pool. Benefit from a 5-KW solar power system to help offset pool heating and air conditioning costs.

Freshly painted inside and out, this home features easy-to-maintain epoxy flooring in the garage. The latest addition includes a fire pit area to sit and have that glass of wine or two, along with raised vegetable garden beds in low-maintenance, drought-resistant gardens. A good-sized garden shed is already in place, with the option to add more if needed.

At a glance:

- Been built to capitalize on Northern aspects
- Built to be wheelchair friendly
- Zoned ducted heating & cooling
- Crimsafe on every window & door
- Kitchen appliances all Miele appliances
- Low maintenance grounds drought proofed
- Substantial veggie beds
- Magnesium pool heated by electric heat pump
- 5 Kw solar
- Loads of storage throughout the whole house, including living rooms
- The garage floor is epoxy.

Don't miss the opportunity to experience this remarkable property - it's ready for the discerning buyer to call home!

General Rates (1/2 Year): \$1217.21 approx.

Water Access Charge (1/2 Year): \$314.95 approx.

Allotment: 4000m<sup>2</sup>

Please note: Helen Austin Property's representatives have relied on information provided by others and made all reasonable efforts to ensure its accuracy. However, prospective buyers should conduct their own enquiries to verify all details