

**25 Montclare Court, Cashmere, QLD, 4500**



**House For Sale**

Wednesday, 8 January 2025

25 Montclare Court, Cashmere, QLD, 4500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



Natalie Johnston

0419689309

## LIFESTYLE AND LOCATION

Presenting to the market an opportunity to secure a large family home, centrally located close to major amenities & transport you can enjoy single level practical living with four bedrooms plus study, multiple living areas and plenty of room for a pool.

Upon entering you will instantly feel at home, the foyer welcomes you in. To the left you'll discover the home office with internal access to the garage. From the air-conditioned office you have the option of exploring the living areas or veering off to the right where three of the four bedrooms are located, all featuring built in robes, fans, new carpet and air-conditioning in bedrooms two and three.

Further through the home, a generous open plan living, dining and kitchen will impress you, seamlessly flowing to a huge undercover entertaining area overlooking the level back yard, plenty of scope for a swimming pool. There is nothing to do out here as all retaining has been replaced with concrete sleepers and Colourbond fencing for a low maintenance block.

Back inside, a big feature of this home is the private media room, air-conditioned for comfort and the perfect space to cuddle up and watch all the latest movies.

Location is key with Warner Market Place and Cashmere IGA complex only a short 5min drive away, Train station 10mins drive and just a few minute's walk from One Mile Creek reserve which has endless walking tracks in both directions. Fancy a paddle or sunset BBQ? Lake Samsonvale is also only a 5minute drive from this spectacular home.

Homes with this much on offer don't come up every day, this one will not last. Don't delay call Natalie today on 0419689309.

### At a Glance:

- Fully Fenced 810m2 Block
- 4 Bed + Study + Multiple Living Areas
- Built 2001
- Air-Conditioning
- Large Entertaining Area
- Fire Pit Area
- Security Screens
- Solar 6.6kw
- Large Flat Useable Yard
- Privacy
- Off Street Parking - Boat/Camper
- TermiMesh - Termite Barrier
- NBN
- Water Tanks - 9000L
- 33m2 Garage (perfect for a home business and has bathroom facilities & attached office)

The home is located just a few minutes walk from One Mile Creek reserve which has endless walking tracks in both directions.