

**40 Kalynda Parade, Bohle Plains, QLD, 4817**



**House For Sale**

Wednesday, 27 November 2024

40 Kalynda Parade, Bohle Plains, QLD, 4817

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## **No box left un-ticked in this large family home! An entertainers dream!!**

Prepare to be impressed by this stunning four-bedroom, two-bathroom home, a true haven for those who appreciate luxury, comfort, and outdoor living. This exquisite property is perfectly designed to cater to modern family living, offering an abundance of space, stylish features, and a host of impressive upgrades throughout.

As you enter, you'll be welcomed by a bright and spacious layout, featuring not one, but two generous living spaces. Whether you're hosting a family movie night in the main living area or enjoying a more intimate setting in the second lounge, there's no shortage of room for everyone to unwind. The separate, appointed dining area offers the ideal spot for family meals and entertaining, while the oversized kitchen will delight the home chef with its ample storage, expansive bench space, and sleek breakfast bar – a perfect space for meal prep or casual dining. With a modern aesthetic and functionality, this kitchen is as beautiful as it is practical.

All four bedrooms are fitting with plush carpets, ceiling fans, air conditioning and three bedrooms have built-in robes, whilst the extra large master bedroom has its own appointed walk-in robe and an ensuite, making this the perfect parent retreat!

The master bathroom has undergone a complete renovation, transforming into a stylish and serene retreat with premium fixtures and finishes. Completing the picture of practicality, the home boasts a spacious internal laundry, making chores a breeze.

Step outside and be captivated by the expansive outdoor entertaining area – a true showstopper. With direct views of the stunning pebblecrete saltwater pool, this space is ideal for hosting BBQs, relaxing with friends, or enjoying peaceful evenings by the water. A built-in bar adds a touch of sophistication to the area, ensuring your gatherings are always elevated. The large outdoor space also includes rear access to the incredible 8m x 4.1m shed, a must-see feature of the property. This impressive shed comes complete with an automatic front roller door with a clearance of 3.2m high and the internal clearance height is 5.5m high, a rear manual roller door, and power, making it the ultimate workshop, storage space, or hobby haven. The shed is double sheeted with insulation on both the walls and roof, ensuring it remains comfortable year-round, no matter the weather.

This home is not just about aesthetics; it's also designed to be energy-efficient and sustainable. The 5.5kW solar system helps reduce energy costs while supporting a greener lifestyle. The irrigation system, covering the front lawn, back lawn, and garden beds, ensures your outdoor spaces stay lush and vibrant with minimal effort. Plus, all downpipes have been plumbed in, adding to the home's efficiency and eco-friendly appeal.

This remarkable property offers the perfect combination of style, functionality, and outdoor living, making it a rare find. Whether you're looking to entertain in luxury, enjoy peaceful downtime by the pool, or need ample space for storage and hobbies, this home delivers it all. Don't miss out on the opportunity to make this stunning property your own – it's a lifestyle that's truly second to none.

**Disclaimer:** While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies and we accept no liability for any errors or exclusions (including but not limited to a property's land size, floor plans and building age). Accordingly, all interested parties should make their own enquiries and obtain their own legal advice.