

# 8 Felicity Court, Roma, Qld 4455



## House For Sale

Tuesday, 7 January 2025

8 Felicity Court, Roma, Qld 4455

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4042 m2

Type: House



Morgan Cloherty

0419850369

**\$805,000**

In a cul-de-sac neighborhood on a rare acreage land parcel, this stunning Queensland home pays homage to the past and reclaims the spirit of picturesque family living with timeless interiors and an entertaining oasis. The open concept design seamlessly connects the exquisite kitchen with the living and dining zones to create an expansive social hub, before spilling outdoors. Here, the wrap-around verandahs set the stage to create memories and are designed to allow views of the lush and spacious landscaped surroundings, fresh breezes and stunning sunlight to permeate inside. The character interiors are awash with a charming ambience and adorned with classic timber floors, french doors and high ceilings. Features of the Home:

- The gourmet kitchen is a chef's dream, equipped with electric stainless steel appliances and concrete benchtops. The kitchen flows into the butlers pantry that is decorated by a stunning stained glass feature and separated by sliding doors.
- The main bedroom or "parents retreat" is a standout feature and is separated by its own hallway - this includes its own ensuite bathroom with a shower and toilet. The wall has been built in with cupboards tucked behind sliding doors.
- The three generous sized bedrooms, two have built in cupboards, are conveniently located near the family bathroom with a separate toilet. The fourth bedroom has potential to be turned into a work from home space with its own external door on to the deck and a split system air conditioner.
- The main bathroom features a claw bathtub, vanity and shower with a detachable shower head and separate toilet room. The walls are floor to ceiling tiled.
- Functional laundry room with sliding doors to the verandah - built in cupboards and bench space with a sink.

Additional Property Highlights:

- Ducted cooling and heating installed in the property
- Plantation shutters installed across the front of property
- Split system in the lounge room and office
- Plumbing for fridge available in butlers pantry
- Fireplace in the dining room overlooking kitchen
- Double carport off the side of home
- Gravel road base driveway
- Solar powered electric gate on entry
- Some security screening installed to the doors
- Fully powered shed with concrete flooring including a carport off the front (dimensions are approx 9 x 15m including awning)
- Double garden shed
- Plenty of watering points throughout the lawns and gardens
- Fully fenced on an 4042sqm allotment (1 acre)
- Children's playground haven including a cubby house and sand pit (monkey bars excluded from sale)

Peacefully perched within a private cul-de-sac, this home presents to Roma a lifestyle where children can run, play and ride bikes in the street. Only a few minutes drive to cafes, restaurants, shopping and schools, you will experience exclusive suburban living.