



**193 Spinnaker Boulevard, Newport**



## Just Like New - Immaculate Quality Family Home

The current owners have adored living in this immaculate property but a move closer to family is now on the cards. The home has a multitude of space to spend time together and entertain while also having areas to retreat to. The property has been exceptionally well maintained and presents like new. The location is quiet and this 366sqm fully landscaped and fenced block presents a low maintenance lifestyle. Don't be a slave to a big yard when you have the benefits of water sports, parks, playgrounds, and kilometers of walking tracks right on your doorstep. Surrounded by other quality homes in a sought-after estate this one deserves your attention.

The home features:

Downstairs-

- Open plan lounge, dining, and kitchen space flows to the outdoors. This space is air conditioned and has ceiling fans for additional comfort.
- Well-appointed spacious kitchen with stone benchtops, ample storage, double basin sink, dishwasher, 900mm electric oven with gas cooktop, rangehood, double fridge cavity, and a large walk-in pantry
- Separate formal living at the front of the home
- Powder room with quality tiling, vanity basin with stone benchtop and a toilet
- Laundry with tub, storage, and direct access out to the clothesline
- 2 car lock up garage with remote control door and internal access into the home

Upstairs-

- 3rd living area at the top of the stairs.
- 4 generous bedrooms with built in robes and ceiling fans. The master bedroom is

4 2 2 366 m2

<b>Price</b>	SOLD for \$1,165,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2152
<b>Land Area</b>	366 m2
<b>Floor Area</b>	238 m2

### Agent Details

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air conditioned and boast a walk-in robe and a high quality ensuite with double basin vanity, toilet, and large walk-in shower. One other bedroom also boasts a reverse cycle air conditioner.

- Designated study space
- Family bathroom with quality fittings and fixtures including vanity with stone benchtop, bathtub and a walk-in shower with rainwater shower head. The toilet is separate.

Extras:

- Plantations shutters and security screens throughout
- Private tiled covered outdoor entertainment area with drop down blinds.
- Beautifully landscaped 366sqm fully fenced corner block. This yard is tidy and low maintenance.
- Large lock up garden shed.
- Possible side access into the backyard.

The location-

- Surround by quality homes in a sought-after estate
- Walking distance to Newport Marketplace for IGA, gym, medical, beauty and childcare
- Walking distance to public transport. A few minutes from Kippa-Ring Train Station
- 3-minute drive to Mueller Christian College, 5 minutes to Grace Lutheran College and close to other private & public schooling
- 5 minutes to Peninsula Fair Shopping Centre
- 5 minutes to Dolphins Central & Kayo Stadium (Home of Dolphins NRL)
- 10 minutes to Redcliffe for beaches, parks, restaurants, cafes & the Sunday Markets
- 15 minutes to Westfield Northlakes for shopping and dining
- 25 minutes to Brisbane Airport
- 35 minutes to Brisbane CBD
- 45 minutes to Sunshine Coast

This one represents exceptional value and provides the opportunity exceptional for family living in a welcoming family friendly community.

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