

Sold



7 Kindal Ct, Palmwoods



### Elevated Position – Fabulous and Functional!

This very desirable home didn't even make it to the property portals being snapped up by one of our super keen off market cash buyers. There are more waiting to secure a new home, they are prepared to pay a premium to avoid competition on the open market. Having purchased just 14 months earlier the sale price represented 34% growth in just over a year.

Positively perfect, this very stylish, quality built home is situated high at the end of a quiet cul-de-sac. Presenting as new, the high end finishes in neutral tones, elevated square set ceilings and split level design make for a home which impresses throughout. The North/South orientation and East facing alfresco make for a home which is naturally light and airy and protected from the prevailing weather, while capturing cooling breezes in the warmer months.

The strikingly wide formal entry creates an inviting first impression, leading to the large freshly carpeted air conditioned living room and pretty guest bedroom. Up 2 stairs is the impressive air conditioned open plan family room with its offset dining room and wonderful central kitchen. Corner stacker doors open the space up to include a very pleasant tiled alfresco with an adjustable shade blind, perfect for sunny breakfasts overlooking the manicured gardens.

The well-lit kitchen is bound to impress with an abundance of drawers

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**Price** SOLD for \$800,000

**Property Type** Residential

**Property ID** 1434

**Land Area** 615 m2

#### Agent Details

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and ample bench space including a central island bench with breakfast bar, plus sized fridge space and the perfect combination of gas cooktop and electric wall oven. The large pantry and plenty of drawers mean that storage is not an issue.

Up another 2 stairs are the remaining bedrooms. The air conditioned master bedroom is not only enormous but has a massive walk in robe and a very stylish and practical ensuite with double vanity concealing the large shower and separate toilet.

The package is completed with a plus size garage, generous laundry, 6.5Kw solar panels, 5000Lt rainwater tank and side access with a concreted pad for extra parking, trailer or low set van.

- This is a seriously well executed design and build!
- Impressive wide foyer, 2.7m ceilings, naturally bright and airy
- Spacious central family room, dining area and sunny alfresco
- Large central kitchen with ample drawers, storage and prep space
- Massive a/c master suite, huge robe & a super stylish ensuite
- Plus sized garage with side access for trailer or boat
- Decorated in crisp white and warm earthy tones, suits any palette
- 6.5 Kw solar system and 5000L water tank to keep costs down
- Our serious seller's have purchased closer to family, act now!

Palmwood's Old Orchard Estate is a friendly, leafy escape from the busyness of the outside world. Boasting attractive avenues of trees and beautiful waterside parks, playgrounds and barbecue or picnic sites, its also replete with walking and cycling options.

Kindal Court is a wonderful friendly street, all owner occupied and garden proud. You'll love living here, then ofcourse are all the new eateries arriving in town to compliment Rick's Garage, but we'll save the hot dining tips for when you arrange your inspection.

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