

Sold



18 Yellow Cedar Pl, Palmwoods



## Spacious and Stylish in the Old Orchard Estate

A contract was accepted on this property after the first open home. Register if you want to receive pre market alerts for a similar listing landing next week.

Ideal for garden lovers this beautifully proportioned home is located in a quiet cul-de-sac in the much sought after Old Orchard Estate. The home measures a generous 257m<sup>2</sup> and is placed on a large level 776m<sup>2</sup> corner block, offering a lovely balance of home, garden, secure parking for the boat or caravan and leafy a forest outlook. Boasting numerous fruit trees, you could call it the new orchard in the old orchard, and there is plenty of room to grow your own veggies in the raised garden beds.

Uniquely, this home is also very well set up for those with mobility issues, everything is single level including the garage, patio and garden pathways. Wide doorways at the master bedroom, patio and ensuite can accommodate a wheel chair or other mobility aids.

- Enormous master bedroom with double ensuite and patio access
- Stylish central kitchen with quality appliances and stone bench tops
- Huge open plan living area opening to the N.E. facing alfresco
- Extremely private and well presented with many high end features
- Landscaped grounds, mini orchard, shade house and garden shed

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**Price** SOLD for \$935,000

**Property Type** Residential

**Property ID** 1490

**Land Area** 776 m<sup>2</sup>

**Floor Area** 257 m<sup>2</sup>

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- Great kitchen garden and a very functional set up for kids and pets
- Energy efficient LED lighting, 1.8Kw solar panels and solar hot water
- Tiled throughout, great for allergy sufferers and pet lovers
- Ducted air, Crimsafe screens and ceiling fans for year round comfort
- Large double garage with extra storage, epoxy flooring and 3ph power
- A very spacious feeling with high ceilings and ample natural light

Beginning with a very appealing street presence, the more you see of this home the more it continues to impress. The welcoming formal entry leads effortlessly to the large open internal living area and onward to its generous covered alfresco. The semi-formal dining room frames a very pretty garden outlook. Higher ceilings and a north east orientation of both the indoor to outdoor living areas and a skylight in the kitchen, make for ample natural light, effectively integrating indoors with the outdoors and gardens.

The central kitchen with its quality appliances, new stone benches, designer splashback, large fridge space and corner pantry, truly is at the heart of the home. European appliances including an induction cooktop, plus a reverse osmosis water filter add to the features of a very functional kitchen.

A very practical, family friendly floor plan means that each of the bedrooms are well separated from the others. The master bedroom is enormous, the 2nd and 3rd bedrooms are a larger than average and the 4th bedroom, whilst a little smaller, makes for a great home office, complete with a built in desk.

The generous working laundry features additional storage and a covered drying area. Exposed aggregate pathways around the house lead to separate garden areas with lots of provision for the gardener who enjoys a space to pot and potter and lots of storage in 3 garden sheds. The north east orientation of the mini orchard make it ideal for growing edibles, all watered from the 5,000Lt rainwater tank.

For the car enthusiast or home mechanic, there is ample storage in the garage, epoxy flooring, both internal and external doors as well as 3 phase power.

Palmwoods State School is just a 1km walk from the house and there are several bus stops for the senior colleges nearby. Walk to nearby waterside parks and playgrounds, or take a stroll into town, about 1.4km for a coffee or breakfast and soak up the friendly Palmwoods Village atmosphere.

For the commuter it's just 8 minutes to the Bruce Highway or even simpler, 2km to the park and ride at Palmwoods Railway Station.

Convenience, space, a nicely appointed home in a quiet private location, what are you waiting for?

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