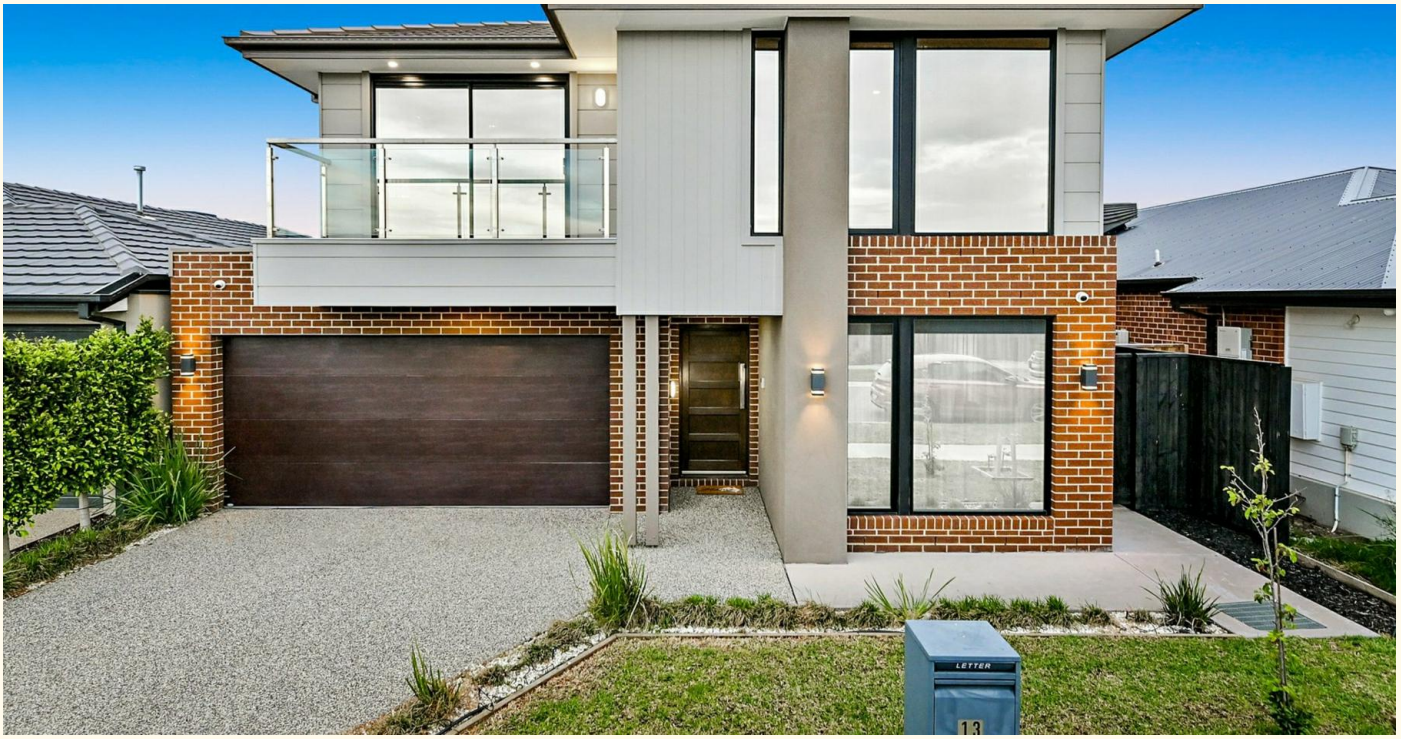
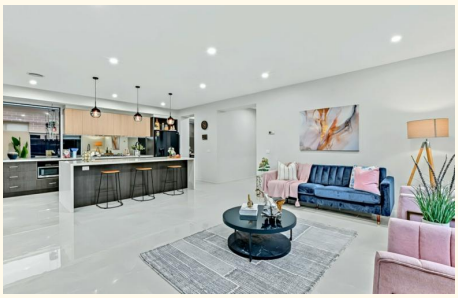








13 Maxwell Street, Officer South

A Statement of Space, Luxury & Modern Family Living!

Showcasing an exceptional combination of space, sophistication and practicality, this magnificent 46-square residence delivers an outstanding lifestyle for growing families, entertainers and those who appreciate quality finishes and thoughtful design. Set on a generous 421m² block, this impressive home offers five spacious bedrooms, multiple living zones, premium appointments and an extensive list of modern comforts, all designed to elevate everyday living. Located in the heart of Officer South in a quiet pocket of the highly sought - after Kaduna Estate.

From the moment you step inside, the home's impressive proportions and refined finishes create an immediate sense of luxury. Soaring 2740mm ground-floor ceilings, premium 600 x 1200mm porcelain tiles and elegant square-set cornices throughout selected ground-floor areas establish a contemporary aesthetic, complemented by a striking timber staircase with stainless-steel balustrades and a timber handrail.

Designed to accommodate the needs of modern family life, the home boasts five generously proportioned bedrooms, all complete with walk-in robes. The luxurious master suite is further enhanced by

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FOR SALE
$1,050,000 - $1,100,000

VIEW
By Appointment

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separate his-and-her walk-in robes, a private master retreat and a beautifully appointed ensuite featuring a 20mm quartz stone benchtop and double vanity.

Multiple living and entertaining zones provide outstanding flexibility, including a welcoming entry lounge, front living room, expansive family area, dining space, dedicated study and a separate theatre room. Upstairs, a further living area offers additional space for relaxation, while the master retreat provides a peaceful sanctuary away from the main living zones.

Three well-appointed bathrooms feature quality 20mm quartz stone vanity benchtops, with a double vanity to the master ensuite and single vanities to the remaining bathrooms. Adding another thoughtful touch, the first-floor laundry chute connects directly from the master bedroom to the laundry, making everyday household tasks that little bit easier.

At the heart of the home, the impressive kitchen combines style, functionality and premium finishes. A substantial 40mm quartz stone benchtop is complemented by a statement waterfall island with matching 40mm quartz stone extending down both ends. Integrated LED strip lighting illuminates the benchtop, while elegant mirror splashbacks add depth and sophistication.
The well-equipped kitchen features a premium 900mm SMEG gas cooktop, a FRANKE electric grill, an integrated FRANKE dishwasher and a dedicated cold-water connection for the refrigerator.
For added convenience and extra preparation space, the spacious butler's pantry features a 20mm stone benchtop and matching mirror splashback, providing an excellent solution for entertaining, meal preparation and keeping the main kitchen beautifully organised.

The home's generous entertaining options continue outdoors with a pergola featuring both hot and cold water provisions and a gas connection, ready to accommodate your outdoor cooking and entertaining needs.

A tiled balcony with glass balustrades and stainless-steel railing provides an additional elevated space to relax and unwind. Whether hosting family gatherings, entertaining friends or enjoying a quiet evening at home, the multiple indoor and outdoor zones offer versatility for every occasion.

Quality flooring has been carefully selected to complement each space. Premium 600 x 1200mm porcelain tiles feature throughout the hallway, study, kitchen, butler's pantry, living and dining areas. Durable, 100% waterproof hybrid flooring is installed in the front living room, ground-floor theatre room, all bedrooms, first-floor living area and upstairs hallway.

Comfort is assured year-round with 5-star-rated dual-zone gas ducted heating by Climate Technologies, alongside Bonaire reverse-cycle split-system air conditioning in the master bedroom and master retreat. An impressive 1200mm dual-sided Glen Dimplex gas fireplace creates a striking focal point between the family and living areas, delivering warmth and ambience to both spaces.

The home also features double-glazed front-facing windows and rear sliding doors, tinted windows and sliding doors to the front and side elevations, and day-and-night dual roller blinds. Ceiling-to-floor sheer curtains add a refined finishing touch to the master bedroom, master retreat, bedroom two and entry lounge.

Designed with modern convenience and peace of mind in mind, the property features five CCTV security cameras, a video doorbell with monitors on both the ground and first floors, and motion-sensor LED

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floodlights surrounding the home.

A 6.5kW solar panel system with a 5kW inverter provides an energy-conscious addition to the property, while the toilets are connected to recycled water for flushing, helping reduce reliance on drinking-quality water for this purpose.

Additional practical features include under-stair storage, three extra storage cupboards, a double garage and a dedicated laundry chute connecting the first floor to the laundry below.

Set on a 421m² block, the property features a low-maintenance landscaped lawn and a concrete walkway extending around the entire house for added practicality. Garden enthusiasts will appreciate the dedicated vegetable garden, measuring approximately 600mm wide by 40 metres long and equipped with automatic drip irrigation for convenient watering.

The premium exposed aggregate concrete driveway adds to the home's impressive street appeal, creating an attractive and practical introduction to this substantial residence.
Additional Features Include:

- Impressive 46-square home on a 421m² block
- Five spacious bedrooms, all with walk-in robes
- Three bathrooms with quality stone vanity benchtops
- Multiple living and entertaining zones across both levels
- Dedicated study and separate theatre room
- Spacious butler's pantry
- Double garage
- 2740mm ground-floor ceilings and 2440mm first-floor ceilings
- Timber staircase with stainless-steel balustrade and timber handrail
- Tiled balcony with glass balustrade and stainless-steel railing
- Double-glazed windows to the front-facing elevations and rear sliding doors
- Tinted windows and sliding doors to the front and side elevations
- Day-and-night dual roller blinds and selected ceiling-to-floor sheer curtains
- 5 CCTV cameras, video doorbell with dual-floor monitors and perimeter motion-sensor LED floodlights
- 6.5kW solar system with 5kW inverter
- Dual-zone gas ducted heating and reverse-cycle split-system air conditioning
- 1200mm dual-sided gas fireplace
- Hot and cold water provisions and gas connection to the pergola
- Dedicated refrigerator water connection
- Recycled-water toilet flushing
- Laundry chute from the master bedroom to the laundry
- Under-stair storage and three additional storage cupboards
- Concrete pathway around the entire home
- Low-maintenance landscaping and irrigated vegetable garden
- Premium exposed aggregate concrete driveway

Combining generous proportions, premium finishes, multiple living zones and an impressive range of practical extras, this outstanding residence offers a lifestyle of comfort, convenience and versatility. With its carefully considered design, quality appointments and excellent indoor-outdoor entertaining options, this is a home that truly caters to the demands of modern family living.

Please note: Property details were accurate at the time of publication. Due to strong buyer demand, some properties may sell prior to scheduled inspections. We recommend confirming inspection times with the listing agent prior to attending.

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MORE DETAILS

Property ID	1QS9FC9
Property Type	House
Land Area	421 m2
Including	Ensuite
	Air Conditioning
	Ducted Heating
	Toilets (3)
	Balcony
	Dishwasher
	Secure Parking
	Remote Garage









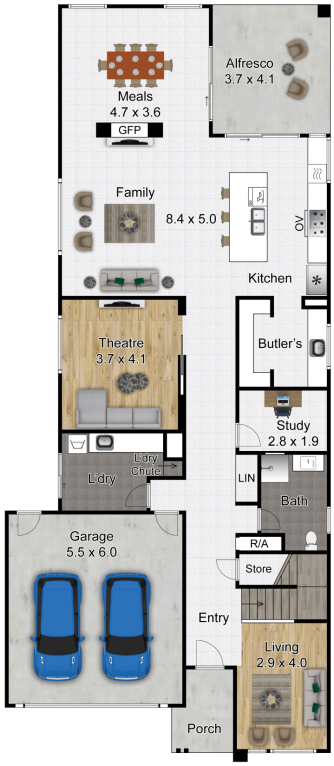


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Ground Floor



First Floor



Ground Floor:	162m²
First Floor:	197m²
Garage:	37m²
Porch:	4m²
Alfresco:	15m²
Balcony:	6m²
Total Area:	421m²

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This drawing is for illustrative purposes only and while every effort has been made to maintain accuracy, prospective purchasers should check all information

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LJ Hooker