



Oxenford, 2 Oxenford Place

EXECUTIVE REGATTA WATERS HOME



With not a cent to be spent, this gorgeous 2 storey home has been meticulously maintained to the highest of standards - the absolute epitome of "turn-key"! Nestled in the highly sought after Regatta Waters estate on a perfectly flat, low maintenance block. 2 Oxenford Place is the ideal blend of luxury, comfort and modern elegance which truly needs to be seen to fully appreciate just how special it really is.

The property:

- Stunning high ceilings throughout
- Spacious tiled open plan living, dining and games/ family area which effortlessly flows from interior to exterior spaces
- Chefs kitchen with gorgeous "one off custom-made" hardwood timber slab breakfast bar, stone benchtops, oversized gas oven & WIP

For Sale
CONTACT AGENT FOR PRICE GUIDE

View
ljhooker.com.au/35D9GMK

Contact
Siarne Loeve
0422 609 353
siarne@ljhteam.com.au

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- Expansive under cover outdoor area, surrounded by established tropical gardens and fitted with custom outdoor blinds, offering the perfect private precinct for entertaining all year round

- Separate lower-level media room

- King master suite with balcony, plus his & her custom fitted WIR's

- Lavish ensuite with double vanity, standalone bath and oversized shower

- Upper-level living area/ kids retreat

- Second queen sized bedroom with WIR

- 3rd and 4th queen sized bedrooms with BIR's

- 5th double sized bedroom/ office

- Large main bathroom & separate toilet

- Additional lower-level powder room

- Separate laundry

- An entirely flat, corner block with double gated access —room for jet ski, boat, trailer, caravans etc

- Room for a small pool/ plunge pool

- Additional storage spaces throughout the property

- Timeless colour scheme + modern fixtures and features

- GCCC Rates \$1057 (last 6 month period)

- Water \$410 (last quarter)

-Rental appraisal up to \$1200 p/w

The extras:

- Zoned reverse cycle ducted system

- New PVC fencing 2m height

- 21 Panel solar system

- External 14 kw Tesla powerwall (II) battery

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- Security cameras with motion sensor probes & alarms throughout (linked to app)
- Beautiful external feature lighting
- Epoxy floor DLUG with custom storage
- Gas hot water
- Insulated with fibre glass batts
- Ceiling fans & downlights throughout
- Tinted & frosted windows for added privacy throughout
- Garden shed
- Low maintenance 35mm artificial turf
- Certified compliant smoke alarms

Regatta Waters offers 4.2km of lakeside walking tracks, off leash dog area, parks and playgrounds. The added convenience of schools, shopping + amenities, cafes and the highway only minutes away. Contact Siarne Loeve today to discuss your viewing options.

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More About this Property

Property ID	35D9GMK
Property Type	House
Land Area	400 m2

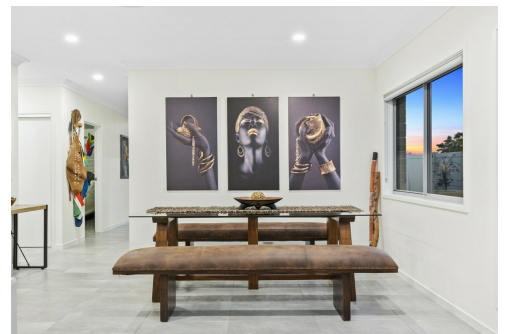
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SIARNE LOEVE
0422 609 353



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.