



Oxenford, 2 Oxenford Place

EXECUTIVE REGATTA WATERS HOME

4 2 2

For Sale
CONTACT AGENT FOR PRICE GUIDE

View
ljhooker.com.au/35D9GMK

Contact
Siarne Loeve
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siarne@ljhteam.com.au

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

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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

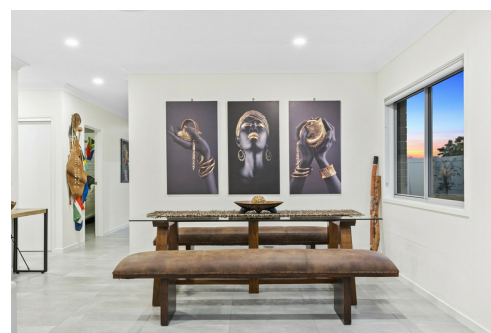
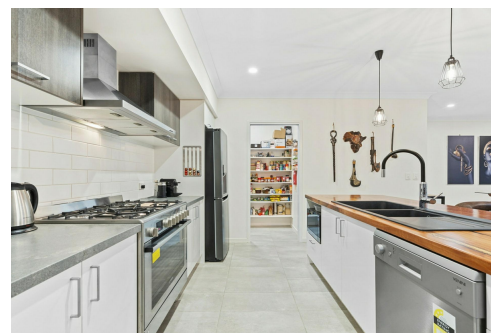
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