

11 Kondalilla Tce, Waterford, QLD 4133

Under Contract

House 4  2  2 



## One of The Sanctuary's best!

Welcome to 11 Kondalilla Terrace, Waterford – an impeccably presented modern 4 bedroom (plus study) family home nestled in the highly coveted 'The Sanctuary' precinct of the prestigious Woodlands master-planned estate.

**Open for Inspection**

By Appointment.

From the moment you step inside, be captivated by the soaring 4.1m high ceilings in the grand entrance foyer, flooding the home with natural light and creating an immediate sense of space and serenity. This beautifully maintained residence offers the perfect blend of contemporary style and family functionality in a peaceful, nature-inspired setting surrounded by pine trees, gentle breezes, and the soothing sounds of native birds.

The heart of the home is the near-new gourmet kitchen, featuring stunning stone benchtops, a gas cooktop, plumbed fridge space, and ample storage – ideal for culinary enthusiasts. Flowing seamlessly from the huge open-plan living and dining area is the covered outdoor entertainment area, overlooking low-maintenance manicured gardens and a generous backyard perfect for children and pets to play.

Designed with family living in mind, the private master suite is thoughtfully separated from the children's wing, boasting a large ensuite and walk-in robe. Fresh carpet adorns the bedrooms, while light contemporary flooring enhances the living spaces. Enjoy multiple living zones, including a spacious living room and expansive family area. Premium finishes abound, with matching stone benchtops in the kitchen, bathrooms, and laundry, complemented by elegant wooden shutters throughout.

Adding to the appeal is a standalone 3x3m teenager's retreat or home office, blending seamlessly with the home's facade on this generous 707m<sup>2</sup> corner block. Eco-friendly and cost-saving features include a 6.64kW solar system (installed mid-2023), a 5,000L water tank supplying bathrooms (with recycled and mains water options), mains gas, and ADT security system. Stay comfortable year-round with split-system reverse-cycle air conditioning in the main living area and master bedroom.

Perfectly positioned just a short walk from prestigious Canterbury College, beautiful parks with basketball and tennis courts, skate park, BBQs, and covered seating – all within this sought-after family-friendly estate.

Approximate outgoings (based on current usage for a family of 5):

Council & water rates: \$957 per quarter

### Listed By

Shane Colquhoun

Phone: (07) 5578 1744

Mobile: 0414 255 465

