

41 Ravenbourne Cct, Capalaba, QLD 4157

Offers Over \$1,250,000

House 4 2 2



## Modern low maintenance living at its best

This modern Villa World design property located in the sought after ERA estate has come to the market for the first time.

It offers new owners the chance to buy a beautiful home maintained to a high standard that oozes comfortable living.

Entering through the extra high front door you are immediately impressed with the soaring ceilings giving you an immediate appreciation for spacious open plan kitchen, dining room and family room area with designer floor tiles. Plantation blinds compliment the interior design, allowing you control of natural light and privacy. Located on a corner block in an elevated position, with one side facing the nature reserve allowing easy access to walking tracks in the Era park.

### Key Features:

- Stylish modern quality designed house.
- Sealed driveway to the garage and a pergola framed pathway to the front door.
- Extra high entrance door with Crim safe screen.
- Entrance hallway with high ceiling leading to the interior of the home.
- Exquisite open plan kitchen with butler pantry and island bench with stone worktops, completed with a generous amount of storage, work surfaces and electrical appliances.
- Study Nook is cleverly positioned within easy range of the kitchen.
- Opposite the kitchen, you will find the dining room and living room with ceiling fans, air conditioner and sliding doors to the exterior.
- Separate to the open plan area is the family room with carpet, ceiling fans and sliding door access to the patio area.
- Main bedroom features, plush carpet, ceiling fan, air conditioner, ensuite (shower, sink and toilet) bathroom and triple mirror door robe.
- Three bedrooms with carpet, ceiling fan and built in robes.
- Main bathroom with bath, shower, and sink with vanity.
- A Separate toilet room.
- Private outdoor covered patio area with privacy blind.
- Laundry room and triple door linen storage.
- Remote door garage for two vehicles.
- Neat and tidy minimal maintenance grounds with garden shed and privacy fencing.

### Listed By

The Office  
Phone: (07) 3286 2500

Open for Inspection

By Appointment.

