

## Queensmere Road, AELTC,



Category: for rent

Price: \$6,500.00

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### Basic Facts

Date added: 13/10/2016

Area size: 0

Lot size: 0

Type: 4 Bedrooms +

Status: Available

Bedrooms: 6

Bathrooms: 5.0

Floors: 0

Built In:

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### Description:

This exceptionally spacious, air conditioned modern townhouse boasts 6 or 7 bedrooms, 5 bathrooms and multiple reception rooms. Superbly located just around the corner from the practice courts, it's ideal for anyone looking for top quality multi-function accommodation !

Entering the house on the upper ground floor, leading off an airy hallway is an imposing 30ft reception room. There is a large wall mounted TV, sofas and chairs and floor to ceiling windows which open out onto a balcony. The neutral tones and marble tiling which runs throughout the 2 reception floors adds to the cool feel of the house. Also on this floor is a separate room which could be used flexibly as either a meeting room or 7th double bedroom. The hallway has large storage cupboards and a separate WC.

Moving down the open plan central staircase to the lower ground floor with a spectacular 35x18ft (11x6m) kitchen / dining / TV room. The kitchen is high spec with all fitted appliances, and there is a table to seat 10 easily and comfortable sofas - perfect for lounging and catching up on some TV. Folding doors open out onto a terrace with garden furniture. Behind the house is a studio room with exercise space. Also on this floor are several utility and storage rooms with large capacity washing machine, tumble dryer and additional fridge / freezers.

On the first floor there are 3 bedrooms (all ensuite). The huge master bedroom has a 5ft wide bed, large wall mounted TV, walk in dressing room and ensuite bathroom with double shower cubicle, WC and double basins. This bedroom has air conditioning as do 4 further bedrooms. Bedroom 2 has a double bed, TV and ensuite shower room. Bedroom 3 also has an ensuite shower room and can be used flexibly with either a 5 ft wide bed or 2 twin single beds.

On the second floor are 3 further bedrooms. Bedroom 4 has a 5 ft wide bed and an ensuite shower room. Bedrooms 5 and 6 are currently set up as childrens' rooms but will have a standard sized double bed and 2 twin single beds. These bedrooms share a separate family bathroom with bath, separate shower, WC and double basins.

This lovely house has wifi throughout, Sky TV and SONOS wireless music system in the reception and living rooms.

The garden has separate levels both terraced and turfed, comfortable garden furniture and a BBQ. With off-street gated parking for up to 5 cars (or a media van and 2 cars), this quiet house is private and secure.

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## Features:

### Features:

- ✓ Downstairs WC
- ✓ Terrace
- ✓ Townhouse
- ✓ Plasma TV
- ✓ Air Conditioning
- ✓ Private Gated Entrance
- ✓ Reception room
- ✓ Sky TV
- ✓ Balcony
- ✓ Garden
- ✓ Power Shower
- ✓ Broadband
- ✓ Utility Room
- ✓ Computer Area
- ✓ Ground Floor Studio
- ✓ WiFi
- ✓ No Pets
- ✓ parking
- ✓ Underfloor Heating
- ✓ cooling
- ✓ heating

### Amenities:

- ✓ Fridge/Freezer
- ✓ Washing machine
- ✓ oven
- ✓ microwave
- ✓ dishwasher
- ✓ Tumble Dryer
- ✓ tv