

# 1 Botanica Street, Rochedale, Qld 4123



## Sold House

Thursday, 21 September 2023

1 Botanica Street, Rochedale, Qld 4123

Bedrooms: 5

Bathrooms: 5

Parkings: 2

Area: 450 m2

Type: House



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**\$2,451,000**

Never before has a home of this prestige been available in the affluent Rochedale precinct. Perched on a corner block overlooking parkland this luxuriously appointed 450m<sup>2</sup> home showcases high end finishes and sophisticated design. Hidden behind it's secure fencing and two sleek facades are 5 opulent bedrooms, 5 bathrooms + powder room, 3 living areas + study/office space. The frosted glass entry offers plentiful light whilst giving optimum privacy. 7m ceilings above the void create a sense of grandeur complimented by the chandelier overhead, and timber batten feature walls on two sides. Directly to your left is the large guest bedroom with walk in robe and stunning full-sized bathroom boasting double vanity, floor to ceiling tiles and quality brass fixtures which are carried on throughout the home. Around the corner off the hall you'll find the huge powder room with floating vanity, stone benchtops, wall sconce and LED lowlighting, on-trend kitkat tiles and the toilet tucked behind a privacy wall. Continuing down the hall, 2.7m ceilings overhead and sleek 1.2m floor tiles underfoot, lead you further into the home. To your right is the huge media room with bulkhead and LED lighting plus floor to ceiling inbuilt cupboards. To your left beckons the luxe kitchen that has to be seen to be believed. Boasting the latest design features and high-end finishes, you'll lust after the full-length island bench with thick 40mm Carrera mist stone tops, sleek Bosch appliances and dual ovens. There are two double recessed sinks with brass fittings, a 5 burner gas cooktop and stone splashbacks plus integrated dishwasher and soft closing cabinetry. Hidden out of sight you'll find the full-sized butler's pantry with fridge, floor to ceiling cupboards and the same luxurious stone benchtops and splashbacks. These are illuminated again by soft LED lighting further enhancing the sense of opulence this home offers at every turn. Leading through to the family-sized laundry, the same matte, floor to ceiling cabinetry with brass and stone finishes is continued. Easy access to the clothesline and outdoor space makes laundry day a breeze. Back out in the living hub, with huge overhead void plus chandelier, the open plan living design effortlessly merges the spaces to create a sense of harmony. The 7 x 5m informal lounge offers a full wall of glass to look out over the pool and thoughtfully placed floor to ceiling wine cellar. This is finished with an electric fireplace set into the hand-laid stone stacker wall. The dining area offers plenty of space to entertain with ease and is complimented by a second full wall window through to the garden. Huge glass doors open out onto the expansive entertainment area with outdoor kitchen which includes recessed sink, full-length bench with 40mm stone top, bar fridge, storage drawers and built-in bench seat looking out over the sparkling inground pool with frameless glass fencing. The overhead fan will keep you cool in summer, and a thoughtfully placed heater warms the space in winter. Moving up the glass encased staircase and stepping out onto the warm oak floors of the second level, again the sheer spaciousness of the open plan design will impress as you take in the light flooding through huge glass windows. Glass balustrading truly showcases the void area that overlooks the living space below. Directly to your left, upstairs bedroom one is finished with luxe carpets, huge walk-through robe and big ensuite with frameless shower screen, floating vanity and stone benchtops. The living area finished with VJ cladding, provides another space to unwind away from the main living hub of the home and includes a wet bar and built-in cabinetry. Large glass sliding doors open out onto the glass enclosed balcony, perfect for your morning coffee or an afternoon aperitif overlooking your inviting swimming pool. The second bedroom further down the hall enjoys two-way access to the second bathroom on this level, which can conveniently service the living area also. Moving further you'll find the study with full length built-in desk that can comfortably seat two people. A large window lets the light in, and a wall mounted cabinet overhead provides additional storage space. The huge linen press has shelving that fills two walls floor to ceiling for all your storage needs. Bedroom three is equally as impressive with a full wall of wardrobes with built in shelving and mirrored doors. It also enjoys access to it's own private ensuite with floor to ceiling tiles, arched mirror, floating vanity and brass finishes. Finally you reach the peace du resistance, the luxe master suite of grand proportions, finished with VJ cladding, soft downlights, inbuilt entertainment unit, recessed headboard wall and sconce lighting. This room enjoys uninterrupted green views through luxurious linen drapes that open back to reveal the front balcony from which you can see the city skyline. The walk-in robe is housed in a room of its own with custom cabinetry on all sides providing an abundance of hanging and drawer space, open shelving to highlight your prize pieces, and an island of drawers finished with 40mm stone. A doorway leads you into the huge opulent ensuite with freestanding deep bath tub. A full length his'n'hers floating vanity is finished with LED lighting, thick stone benchtops once again, arched mirrors, wall sconces and brass fittings. The toilet is again tucked behind a privacy wall, as is the large separate shower. Other impeccable inclusions:- Ducted air conditioning throughout for year-round comfort- Remote double lockup garage- Indoor and outdoor secure carparking behind double electric gates- CCTV system- Clipsal faceplates throughout the home- Hand-laid stone stacker feature walls both in and outside

the home Situated in Pinnacle estate, this magnificent home offers a prestigious location on the highest point in Rochedale surrounded by lush green spaces. Motorways north and south are just a stone's throw away, shops and services are closeby. All amenities are at your doorstep and quality schools are all within easy reach also. Act fast! Call Xavier or Julia now for an inspection!