

**1 Cotham Street, Nudgee, Qld 4014**



**Sold House**

Friday, 1 March 2024

1 Cotham Street, Nudgee, Qld 4014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 621 m2**

**Type: House**



Dwight Colbert

0732630600

**\$1,450,000**

Distinctive in design and commanding a spectacular contemporary street presence, flaunting luxury and grandness in every detail - you will be instantly captivated by this impressive and exquisite family home which will elevate your family's scale of living in a premium and leafy pocket of Nudgee. Upon entry you will be greeted with beautiful open plan living spaces and the seamless connection between internal and external entertainment areas. This stunning domain delivers a truly indulgent family lifestyle with its vast and versatile floor plan together with its luxurious appointments throughout. Framed by beautifully landscaped gardens, the spacious floor plan boasts open plan living and dining serviced by a gourmet kitchen of every home cooks dream. With large island bench / breakfast bar, quality stainless steel appliances and ample soft close cabinetry. This zone is further complemented by the generously proportioned, and fully enclosed alfresco patio poised for year round indoor/outdoor enjoyment and entertaining overlooking the family friendly lawn and serene gardens. Accommodation is zoned over both levels with the large master suite offering a generous walk-through lux wardrobe and stylish ensuite with full-width shower and his and hers vanity. Upstairs incorporates a further three robed bedrooms, a modern family bathroom and the addition of a second living area /rumpus with zoned ducted air conditioning which is bound to be of benefit. Extra advantages include a downstairs powder room, built-in study nook for your home office needs, a generous internal laundry with direct access to the side, spacious double lock up garage and split system air-conditioning to the main living space and master bedroom. Key features bound to impress include: \*

- \* Spacious, open plan living and dining with split system air conditioning and modern, easy care tiling throughout as well as an ideal built-in study nook\*
- \* Additional second living area or rumpus upstairs offering your own space to spread out and relax, play or entertain \*
- \* Well-appointment gourmet kitchen with island bench / breakfast bar, quality stainless steel appliances and soft close cabinetry with smart pop up power points in island bench\*
- \* Four generous robed bedrooms, the master complete with air conditioning and stylish ensuite with full-width shower and his & hers vanity \*
- \* Modern family bathroom with separate bath and shower \*
- \* Additional downstairs powder room for guest convenience \*
- \* Private, enclosed alfresco zone with serene outlook over your manicured gardens and irresistibly luscious green lawn\*
- \* Generous internal laundry with built in storage and direct access to the outdoor drying area \*
- \* Ample linen/storage cupboards on both levels \*
- \* Crim-safe screens and plantation shutters \*
- \* Large double lock up garage with remote access with two additional outdoor car spaces\*
- \* 6kw solar panel system and electric hot water system\*
- \* Smart Yale Access and security cameras installed for added peace of mind\*
- \* Fully automatic garden and lawn sprinkler system and wifi garden lighting\*
- \* Rear garden shed for extra outdoor storage needs \*
- \* Spacious front yard with beautiful gardens \*
- \* Fully-fenced and private 621m2 corner allotment \*

Plus much more Situated in a whisper-quiet, family-friendly Nudgee pocket and close proximity to excellent schools, family parks, local shops and cafes, Westfield Chermside, Nundah Shopping Precinct, ample public transport links, plus easy access to the M7/M1 for a swift commute to the City, Airport or Coast. A truly inspiring residence, destined to captivate a wide range of buyers. Only an inspection will one truly appreciate all the marvellous and simply stunning features this home has to offer. For further information and to arrange your inspection, please contact Dwight Colbert. We look forward to meeting you at 1 Cotham Street in Nudgee.