

105 Birchwood Crescent, Brookwater, Qld 4300



House For Sale

Tuesday, 14 May 2024

105 Birchwood Crescent, Brookwater, Qld 4300

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 804 m2

Type: House



JONATHON MCMAHON

0400012139

\$2,350,000

Known to the Brookwater locals as "The Best of The Best", 105 Birchwood Crescent is now available to one lucky buyer to call this spectacular three level home their very own. With the ultimate in Resort style living and a layout that works for the modern family there is so much on offer.*** Don't forget to watch the full video tour ***Making your way through the large timber pivot door, you are instantly entranced by the presence of which this house holds; ultra high ceilings and amazing views from every aspect, everything about this home has been thought of for you, making it the perfect move-in ready home. As you explore this beautiful residence, the kitchen presents itself to you, its grand look and feel makes it hard to not be noticed; the marble benchtops, large kitchen island and storage galore. This luxurious kitchen is also equipped with quality appliances including, Miele oven, Miele Convection microwave oven, Miele in-built coffee machine, wine fridge, gas stove top, and dishwasher. On top of everything, this kitchen has a caterer's bifold windows that gives you direct access to the outdoor dining alfresco area; This kitchen allows anyone to unleash their inner chef and cook up a storm. Just across this immaculate kitchen is the home's dining and living area, creating that open and seamless kitchen/living and dining space, making it the perfect communal hub where you can spend quality family time. The living area is equipped with a 2 way built-in gas fireplace; the perfect addition to those frosty nights. Adjacent to the living area is the home's games room, the perfect space to play a round of pool whilst looking at the incredible view of the signature 13th fairway of the Greg Norman designed golf course. Situated on the entry level, is the home's 4th bedroom, spacious in size, this room is perfect for any guests who may stay over as it is just beside the home's guest powder room, combining both convenience and luxury. The upper level of this home is where the master retreat resides; enormous in size, this room is the pinnacle of sophistication and opulence. This master suite is equipped with his and her walk-in robes, and an absolutely stunning ensuite, with marble counters, his and her vanities, large bathtub and a breathtaking view that showcases the beautiful signature fairway. This room also has its own private balcony, perfect for a morning coffee while marvelling at the exquisite outlook. The upper level of this home also hosts another living area and the remaining bedrooms, both rooms are incredibly spacious and are equipped with walk in robes; and just adjacent is the master bathroom, equipped with marble benchtops, abundance of bench space and a laundry chute; making the perfect wing for the kids to inhabit, retreat and chill out. Making your way back down to the entry level, the outdoor alfresco area will take your breath away, eye sweeping views of the Brookwater golf course transform this outdoor entertaining area and bring it to the next level. The outdoor alfresco area is enormous in size, equipped with marble bench tops, a large built-in BBQ, and a bar fridge - This home was built for family gatherings whilst still possessing luxury and class. Head on down to the lower level, you will be transported to a next level resort luxury getaway, through the beautiful landscaping, to the amenities which include, a putting green, glistening inground salt water swimming pool, and an absolute divine 6 person sauna, equipped with the home's 3rd bathroom, also a store room currently used as a massive home gymnasium and a 2nd large under home storage space ideal for those who have lots of things to store. This home just keeps delivering that royal, luxurious living!

FEATURES OF THIS ABSOLUTELY BREATHTAKING HOME; * 4 bedrooms* 3 bathrooms* Separate powder room* High ceilings throughout* Full video surveillance cameras* 2 car garage + buggy garage, plus spacious driveway to accommodate several cars* Gorgeous large kitchen with marble benchtops, massive floating island, abundance of storage cupboards and quality appliances.* In-built Miele Coffee Machine* Open plan kitchen/living/dining* Games room* Built-in gas two way fireplace* Huge outdoor alfresco/entertaining area* Wine fridge* Bar fridge* Built in barbeque station* Golf course signature fairway views (13th fairway)* Glistening inground swimming pool* Putting green* Large store room* Incredible 6 Person Sauna* Laundry chute* Solar system* Bose surround sound system* Ducted air conditioning* Ducted vacuum* Security Alarm system* Easy access around the entire home* Irrigation system - rainbird* Massive under house storage w/ shelving units* Close proximity to local school and shops

The list of features in this beautiful home are countless, just like the memories you and your family will create in this resort style home. With so much on offer, you and your family will enjoy this uniquely designed home for years to come. Please note a number of furniture items as well as the full gym equipment will be included in the sale of the purchase so please ask the agent for a list of these items for you to review after you inspect the property. For more information please contact Jonathon McMahon from Ray White Brookwater and Greater Springfield*** Don't forget to watch the full video tour ***Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify

the information contained in this advertisement.