

**11 Brushbox Street, Bahrs Scrub, Qld 4207**



**House For Sale**

Wednesday, 10 April 2024

11 Brushbox Street, Bahrs Scrub, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 420 m2**

**Type: House**



Matthew Griffin

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## MID TO HIGH \$800,000'S

Completed in 2023, this well designed and beautifully presented 4-bedroom family home is nestled in the highly sought Brookhaven Estate and positioned within the rapidly growing southern corridor between Brisbane and the Gold Coast. The home features ducted air-conditioning throughout, 2.7m ceiling heights downstairs, high quality fixtures and fittings, light filled interiors, spacious bedrooms and living areas and a great sized rear yard; all on a very low maintenance 420sqm allotment. Positioned within walking distance to Ironbark Park, buyers will also appreciate Brookhaven's community lifestyle and well-integrated residential neighbourhood which combines convenient connectivity, a wonderful community feel and natural beauty. If you're looking for a cleverly designed home, your first home, a solid investment property or if you're moving from interstate / overseas, then this property should be on the top of your list. With a myriad of quality features and benefits on offer, buyers should be quick to inspect as properties of this calibre will not last long.

**Outstanding Features:** Built in 2023 | Land Size - 420sqm | Floor Size - Approximately 263sqm | Ducted air-conditioning throughout | Low maintenance hybrid flooring | 2.7m ceiling heights downstairs | 2.4m ceiling heights upstairs | Window tinting to dining room, living room and staircase | Master bedroom with huge ensuite and expansive walk-in wardrobe | 3 remaining built-in bedrooms with carpet and ceiling fans (walk-in wardrobe to one bedroom) | 3 x living areas | Beautiful kitchen with 40mm stone benchtops, walk-in pantry, 900mm freestanding oven with gas hob, dishwasher, island bench with breakfast bar and plenty of storage options | Downstairs powder room | Linen storage + broom closet + additional storage space under the stairs | Additional linen storage upstairs | Internal laundry with external access | Covered rear alfresco with extended patio; perfect for entertaining | Remote double-lockup garage with rear access door | Additional driveway parking for 2 vehicles | 10.375 kilowatt solar system with 25 panels | Low maintenance rear yard with side access and plenty of room for the kids to play | 3m x 3m garden shed

**Location Features:** Prep to Year 6 - Edens Landing State School | Year 7 to Year 12 - Windaroo Valley State High School | Ironbark Park - 150 metres | Bahrs Scrub Early Learning Centre - 2.5 kilometres | Edens Landing State School - 4.3 kilometres | Windaroo Valley State High School - 3.1 kilometres | Canterbury College - 4.9 kilometres | Rivermount College - 12.3 kilometres | St Joseph's Tobruk Memorial School and Trinity College - 5.7 kilometres | Holmview Central Shopping Centre - 3.9 kilometres | Bannockburn Village Shopping Centre - 4.2 kilometres