

# 112 Birchwood Crescent, Brookwater, Qld 4300

## House For Sale

Thursday, 9 May 2024

112 Birchwood Crescent, Brookwater, Qld 4300

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 741 m2

Type: House



Anton Prestigiacomio



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## For Sale By Negotiation

Architecturally designed with views across Brookwater, this light-filled double-storey residence boasts 312m<sup>2</sup> of internal living spaces, high-gloss tiles on the lower level and an inviting, neutral colour scheme. Residing in a leafy street of Brookwater on a 714m<sup>2</sup> block, within one of Brisbane's premier Golfing residential communities, this striking home presents an unmatched lifestyle change. For comfortability and privacy, the bedrooms reside on the upper level, The Master bedroom offers a quiet retreat, a private covered balcony that bids the best view in the residence and a luxe ensuite with dual vanity, an oversized bath, step-in shower, enclosed toilet and complementing finishes. The carpeted upper-level comprises of the remaining three bedrooms which are generous in size, equipped with built-in robes, one with a private balcony and street views, a family bathroom and separate toilet. You'll Love:- Two Storey Residence with high-end finishes- Feature Timber Staircase- Built-in Fireplace in Living/Dining- Seamless transition of indoor living and outdoor entertainment spaces- Master Wing with private balcony and stylish ensuite- Four spacious Bedrooms in total- Media Room- Downstairs Study

A home created for entertaining, the large glass bi-fold doors allow a seamless transition between the indoor and outdoor living areas. Designed with both relaxation and connectivity in mind, this home boasts an adaptable layout that effortlessly celebrates modern Queensland living. With a large open plan living and dining concept, the light & bright kitchen hosts a large Island bench, stainless-steel appliances, feature pendant lighting and a window backsplash. Adjacent to the sparkling in-ground pool, a covered patio provides a shaded retreat and attractive glass panel pool fencing. Built in 2009, in an idyllic location with a functional-family friendly layout, featuring large living spaces, verdant views and an enviable entertaining area this property is presently vacant and ready to find its new owner. Local Proximities (approx.)- 1.5 Km's to St Augustine's College- 1.9 Km's to "Brookwater Village" Shopping Precinct- 2.8 Km's to Augusta State School - 5 Minutes to "Orion" Central- 5 Minutes to Springfield Central Station- 40 Minutes to Brisbane's CBD Contact Anton Prestigiacomo on 0429 491 991 today to arrange your inspection.