

# 13 Scenery Court, Brookwater, Qld 4300

STRUD

## House For Sale

Monday, 17 June 2024

13 Scenery Court, Brookwater, Qld 4300

Bedrooms: 5

Bathrooms: 4

Parkings: 3

Area: 903 m2

Type: House



Terence McLeod  
0434436762

## Auction

Auction Location: 13 Scenery Court, Brookwater\***ONSITE AUCTION 10th July 2024 6pm\***Welcome to **OBSIDIAN**, a luxury bespoke family home, sprawling across three levels of unparalleled living. No expense has been spared in crafting this high-end residence, boasting a plethora of high-end finishes that will leave you speechless. As you step into the grand foyer, you are greeted by the stunning feature stone cladding that sets the tone for the luxurious experience that awaits. The Ground Floor offers a haven for your vehicles with a 3-bay garage protected with epoxy flooring. Additionally, a serene guest bedroom awaits, complete with its own ensuite and direct access to the picturesque front garden, providing a tranquil retreat for your guests. Ascending to the second floor, modern Mono Stringers guide your journey as you enter the heart of entertainment and living. Floor-to-ceiling glass windows envelop the space, inviting an abundance of natural light to illuminate the interiors, creating a seamless connection with the outdoors. The kitchen stands as a testament to luxury and functionality, featuring exclusive elements such as Super White Dolomite Marble benchtops with a stunning waterfall edge, providing a seamless aesthetic throughout. Equipped with top-of-the-line Gaggenau appliances including a microwave grill, two ovens, and a state-of-the-art coffee machine, this kitchen is an entertainer's haven. The main kitchen boasts five gas cooktops seamlessly integrated into the marble bench top, while the butler's pantry offers a vast freestanding ILVE Majestic Gas cooktop. Multiple power points ensure convenience and functionality being another integrated piece into the Marble Bench top. A wine cellar awaits connoisseurs, capable of housing up to 200 bottles of wine and an assortment of spirits. With customisable lighting options, you can effortlessly tailor the ambiance to suit the mood and aesthetic of your home. For the ultimate home cinematic experience, retreat to the sound-engineered cinema room featuring a Sony 4K projector. Custom settings allow you to immerse yourself in your favourite films under a canopy of starlight's, creating an unparalleled entertainment experience within the comfort of your own home. Ascending to the third floor, luxury and functionality harmonise seamlessly to create an unparalleled living experience for the entire family. Overlooking the private backyard and the shimmering pool, the retreat serves as a versatile space for relaxation and recreation. Bathed in natural light, this area invites moments of tranquility and contemplation. Whether used as a cozy reading nook or a casual gathering space, the retreat offers a seamless blend of indoor-outdoor living, allowing you to bask in the beauty of your surroundings. Four main bedrooms grace this level, each meticulously designed to offer comfort and privacy. Three of these bedrooms feature custom-built-in and walk-in robes, providing ample storage space while maintaining a sense of sophistication. These thoughtfully crafted spaces offer a retreat for relaxation and rejuvenation, ensuring every member of the family enjoys their own personal haven. A stunning bathroom on the third floor caters to the needs of the family with impeccable style and functionality. Adorned with exquisite finishes and fixtures, this bathroom exudes luxury. Master Bedroom and Ensuite: This room is a statement piece, the master bedroom exudes luxury and sophistication. Custom cabinetry and lighting fill the space, elevating the ambiance to new heights. As you enter the ensuite, it boasts the highest quality finishes and fixtures. From the indulgent soaking tub to the spacious walk-in shower, every element has been meticulously curated to create a spa-like oasis within the confines of your own home. The Terrace The Terrace area allows a seamless flow from indoor to outdoor living with featured tiling that leads you to private swimming pool that show cases an extension of Stoned Cladding with integrated water features. The landscaping that creates privacy and extra outdoor living space for a Fire pit area where you can sit back relax take in the true beauty of this home. Experience the epitome of luxury living on all three floors of this grand residence, where every detail has been meticulously crafted to redefine the highest standards of elegance and comfort within an unprecedented location. There was no expense spared on this Customised family home, in such a sought-after neighbourhood of Brookwater. Find a list below of just some key Features this property possesses. • Shou-Sugi Ban, also known as Charred Timber a durable Fire resistant but a striking feature of the facade • Natural Stone Cladding from exterior and interior features Super White Dolomite Marble Bench top throughout kitchen • State of the art Kitchen appliances --Gaggenau 200 series Built in Microwave with Grill-Gaggenau 6DCM 200 series Pyrolytic Built in Oven-Gaggenau 200 Series Fully Automatic Built in Coffee Machine-Gaggenau 45 cm 200 Series Compact Combi-Microwave Oven 1000W-ILVE Intergrated Dishwasher-Intergrated Fischer and Paykel Fridge/Freezer • Complete Home Cinema with a fully sound engineered system • Drop down projector • 200+ Wine Cellar • For Energy Efficiency you have an impressive Solar System of 20.28kW Solar array utilising 52 x Hyundai 390W Panels with a 15kw Fronius Symo Selectronic Certified Inverter • Battery Ready AC coupled system consisting of 3 x Selectronic SP ProSPMC481 Inverters. (Requires Batteries) • Complete smart home system package Location: (Approximate timings) • 23 minute drive to St Augustine's College • 24 minute drive to Brookwater Shopping Village • 24 minute drive to Brookwater Golf & Country Club • 25

minute drive to Centenary Highway Access • 5 minute drive to Springfield Orion Shopping Centre • 5 minutes to Springfield Central Train Station • 6 minute drive to The Springfield Anglican College • 10 minute drive to St Peters Lutheran College (Springfield Central campus) • 35 minute drive to Brisbane CBD

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