

# 13 Victoria Crescent, Toowong, Qld 4066

## House For Sale

Friday, 26 January 2024

13 Victoria Crescent, Toowong, Qld 4066

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 453 m2

Type: House



Tyson Clarke

## Just Listed!

You're invited to indulge in a dream lifestyle with this brand new and timeless triple-level residence. Crafted without comparison, it seamlessly blends modern allure with traditional charm. Natural light is also ever-present, including in the open-plan living and dining area. Engineered timber floors enhance its warmth, while the floorplan cleverly connects it with the outdoor entertaining area and designer kitchen with butler's pantry. A functional triumph, prep dinner while keeping an eye on children or peel back the slider doors to blur the lines between indoor and outdoor entertaining. Additionally, a second living space upstairs flows onto an open-air patio. Stunning space and style continue in the master suite, with this sanctuary featuring a walk-in robe, luxurious ensuite and French doors that open onto a private balcony. Four additional bedrooms with built-in robes provide ample space for family and guests, modern bathrooms grace each level, plus an office with built-in joinery is perfect if working from home. Outdoors, get set to embrace endless enjoyment. Relax on the built-in bench seat while kids and pets play in the private backyard, keep cool in the sparkling pool, sun yourself on the Travertine terrace or make memories with guests, hosting gatherings on the covered alfresco area. Complete with skylights, a built-in Beef-Eater Signature Proline BBQ, and beverage centre, it promises easy entertaining and all-weather fun. Situated in a sought-after location, take advantage of your proximity to the cosy restaurants, chic boutiques and artisan eateries in thriving Rosalie Village and Toowong Village and access to some of Brisbane's finest schools. Public transport options are nearby, as are major hospitals and universities. Don't miss your chance to live the dream – arrange your inspection today!

Property Specifications:

- Brand new triple-level residence, crafted without comparison
- A vision of timeless beauty, blending modern allure with traditional charm
- Illuminated in natural light, featuring soaring, square set ceilings and Prestige Oak engineered timber floors
- Kitchen and butler's pantry with Quantum Quartz Monte Bianco 40mm benches and splashback, 2pac joinery, fluted Farmhouse sink, brushed brass tapware, Miele oven, gas cooktop and integrated dishwasher
- Expansive living and dining area flows freely onto the protected outdoor entertaining terrace
- Upstairs living area with built-in joinery, connects with an open-air patio
- Stunning master suite featuring French door accessed to a private balcony, walk-in robe and designer ensuite
- Four additional bedrooms with built-in robes, one with generous study nook
- Modern bathrooms on each level, enriched with premium tiling and brushed brass fixtures
- Office with built-in joinery
- Covered alfresco entertaining area with skylights, built-in Beef-Eater Signature Proline BBQ, Artusi 100L Beverage Centre and 40mm Caesarstone benches
- Pool and water feature, wrapped in an elegant Silver travertine finish
- Fenced backyard with built-in bench seat
- Oversized double garage with epoxy floors
- Laundry with Smartstone benches, 2pac cabinetry and brushed brass fixtures, opens to a drying courtyard
- Sought-after location, close to schools, shops, cafes, public transport and within 4km of the CBD