

**14 Yore Place, Bracken Ridge, Qld 4017**

**Coronis**

**House For Sale**

Wednesday, 10 April 2024

14 Yore Place, Bracken Ridge, Qld 4017

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dion Saab & Cass Saab  
0731055788



Rianna Clarke  
0731055788

## Offers Over \$999,000

Nestled away on a flat block in a quiet estate, this meticulously designed residence is a true masterpiece of design and functionality, offering a serene and peaceful living environment for the modern family. Boasting quality finishes throughout and positioned perfectly within walking distance to parks, transport, shops, and plenty more, ensuring that everything you need is right at your fingertips. As you step inside, you will be immediately struck by the sense of spaciousness and luxury that permeates throughout the entire home. Offering two separate living zones allowing for expansive family living. All areas flow smoothly into the pristine outdoor area, creating a seamless indoor-outdoor living experience that is perfect for entertaining. You will love the elegant, architecturally designed high ceilings providing a touch of timeless sophistication. The open-plan kitchen is positioned centrally between the living spaces. Featuring beautiful 40mm waterfall stone benchtops, flush cupboards/drawers, high end appliances including Neff Pyrolytic Electric oven with Vario Steam and a Neff Induction cooktop with twist pad control, this kitchen is perfect for the home chef who loves to cook up a storm. This magnificent sculptured sands ochre brick home is dedicated to rest and relaxation, with four spacious bedrooms featuring thick luxury carpet and prestige finishes. Three of the bedrooms include walk-in wardrobes and the main bedroom provides a stunning ensuite bathroom with his and hers sinks and dual shower heads. Positioned conveniently between all the rooms is the beautiful main bathroom with freestanding bath, separate shower and toilet, designed to cater to the needs of a family or guests. Adding to the calibre of this beautiful home is a plush media room complete with full sound installation and custom star lighting, a big 3.3 metre acoustically transparent screen with Martin Logan EM-IW in wall and ceiling speaker all connected to the remote system. For those who love entertaining, this home has you covered. To the front of the home is a spacious front patio with a Stratco vergola which closes itself when raining, while the rear boasts a large outdoor entertaining area flowing into the stunning heated pool with automatic dosing which is also connected to wi-fi. The immaculately low maintenance flooring throughout the house features Coretec Naturals 'Acorn' flooring. No expense has been spared in this home's curation - steel frame construction, 12.21kw solar with two 5kw inverters, My Air 8 zone reverse cycle ducted air-conditioning. The fourth bedroom is currently set up as high end media room featuring raised platform, star lighting and acoustic panels. This is the ultimate room for entertaining. This meticulously designed family home in a prime location is the epitome of luxury living. With its luxurious finishes throughout, multiple living zones, and remarkable outdoor areas, it offers the perfect combination of functionality and style for the modern family. Come and experience the lifestyle that you and your family deserve! Call today to arrange your inspection. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

Rental Appraisal - \$1050 - \$1200 per week  
Master with ensuite, walk-in wardrobe and ceiling fan  
Media room/additional fourth bedroom  
Spacious open-plan living and dining  
Main bathroom with freestanding bath  
Custom kitchen with 40mm waterfall stone benchtops with Neff Pyrolytic Electric oven with Variosteam and Neff Induction Cooktop with twist pad control  
My Air 8 zone reverse cycle ducted air-conditioning  
12.21kw solar with two 5kw inverters (last bill \$14 credit)  
Heated 6m x 2.5m pool with automatic dosing connected to wi-fi  
Coretec Naturals 'Acorn' Flooring™  
Steel frame construction  
Original 1970 Sputnik chandelier  
Stratco vergola which closes itself when raining  
Extra long 2 car garage - 6.8m long x 3m high and 5.2m long roller door  
Purpose built media room with full sound insulation and custom star lighting  
big 3.3m 'Acoustically Transparent'™ Screen with MARTIN LOGAN EM-IW IN-WALL and CEILING SPEAKER all connected to the Control 4 remote system