

**155 Brookhaven Boulevard, Bahrs Scrub, Qld 4207**

Ray White

**Sold House**

Wednesday, 6 March 2024

155 Brookhaven Boulevard, Bahrs Scrub, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Matthew Griffin

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**\$765,000**

Located in a quiet street with spectacular views, this spacious and well-maintained modern home is located in the highly sought-after Brookhaven Estate and is positioned within walking distance to Haven Park and the Brookhaven Bean Café. Built by Genesis Homes on 420sqm and completed in 2018, this home would be a wonderful first home, a great opportunity for family living or the perfect investment to start or expand your portfolio. Inside features a well-appointed kitchen with Caesarstone benchtops, pantry, dishwasher, electric oven with gas hob and plenty of versatile storage options. There is a lovely light-filled, combined living / dining area with wonderful views, a very generous media room, 4 great-sized bedrooms with carpet, built-in wardrobes and ceiling fans (the master bedroom comes with air-conditioning, a walk-in wardrobe and ensuite bathroom with large shower. There is also a neat and tidy main bathroom and internal laundry with linen cupboard and external access. Outside, the homes position allows for entertaining, relaxing or playing in complete privacy, further complimented by a wraparound yard; perfect for children to run around, there is also an expansive rear alfresco space and spectacular tree top and mountain views. Brookhaven provides residents with a community lifestyle within a high-amenity, well integrated residential neighbourhood combining convenient connectivity and natural beauty. The area is enveloped by pristine natural surroundings and features extensive multi-use trails for walking and bike riding, multiple parks and lush open spaces. Outstanding Home Features: Built by Genesis Homes in 2018 Estimated Rental Potential - \$700 - \$730 per week 203sqm home on a 420sqm allotment Council and Water Rates (Combined) - Approximately \$950 - \$980 per quarter Master bedroom with air-conditioning, ceiling fan, walk-in wardrobe and ensuite 3 generous built-in bedrooms with carpet, ceiling fan and built-in wardrobe Well-appointed kitchen with 3.0m island bench, stone benchtops and pantry Air-conditioned, combined living / dining area with wonderful outlook Large, carpeted media room with ceiling fan and mountain views Main bathroom with separate shower, bath and toilet Internal laundry with linen cupboard and external access Separate broom closet Double remote lock up garage Expansive wraparound yard with spectacular views Private grand alfresco; perfect for entertaining or relaxing Fully fenced yard Bottled gas Location Features: Prep to Year 6 - Edens Landing State School Year 7 to Year 12 - Windaroo Valley State High School Haven Park - 350 metres Brookhaven Bean Café - 650 metres Bahrs Scrub Early Learning Centre - 3.3 kilometres Edens Landing State School - 4.7 kilometres Windaroo Valley State High School - 3.8 kilometres Canterbury College - 4.0 kilometres Rivermount College - 13.5 kilometres St Joseph's Tobruk Memorial School and Trinity College - 6.2 kilometres Holmview Central Shopping Centre - 3.4 kilometres Bannockburn Village Shopping Centre - 5.0 kilometres