

# 162 Brookhaven Boulevard, Bahrs Scrub, Qld 4207

Ray White

## House For Sale

Wednesday, 12 June 2024

162 Brookhaven Boulevard, Bahrs Scrub, Qld 4207

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 639 m2

Type: House



Matthew Griffin

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## OFFERS OVER \$949,000

Sparrow Real Estate is very excited to present this beautiful, sprawling 5-bedroom family home built over 275sqm in the highly sought "Brookhaven Estate". Built by Coral Homes and completed in 2018, the property is positioned within walking distance to Haven Park and the Brookhaven Bean Café. Inside features 5 spacious bedrooms, high ceilings throughout, high quality finishes, neutral tones and light filled interiors, combined living / dining PLUS media room PLUS family room, generous, extended alfresco area and plenty of yard space for kids to play; possibly even enough room for a pool. With a myriad of features and benefits on offer, buyers should be quick to inspect as properties of this size and calibre will not last long. 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 Coral Homes in 2018  
Land Size - 639sqm  
Build Size - Approximately 275sqm  
Council Rates - Approximately \$1,000 per quarter  
Rental appraisal - Approximately \$780 - \$800 per week

Wide formal entry hall with 1200mm timber entry door  
Spacious kitchen with 900mm electric oven and gas hob, 2.9m island bench with stone benchtop and breakfast bar, walk-in pantry, dishwasher and plenty of versatile storage options  
Combined living / dining area with air-conditioning and access to covered alfresco  
Media room with ceiling fan  
Additional family room with ceiling fan and direct access to covered alfresco  
5 carpeted bedrooms with built-in wardrobes and ceiling fans (Master bedroom with air-conditioning, walk-in wardrobe and generous ensuite with double vanity and stone benchtops)  
Great sized main bathroom with shower, bath and separate powder room  
Internal laundry with linen closet and external access  
Additional broom storage closet  
Double, remote lock-up garage with storage corner  
Great size, fully fenced rear yard with side access

**Location Features:** Prep to Year 6 - Edens Landing State School  
Year 7 to Year 12 - Windaroo Valley State High School  
Haven Park - 400 metres  
Brookhaven Bean Café - 600 metres  
Bahrs Scrub Early Learning Centre - 3.2 kilometres  
Edens Landing State School - 4.8 kilometres  
Windaroo Valley State High School - 3.7 kilometres  
Canterbury College - 3.9 kilometres  
Rivermount College - 14.0 kilometres  
St Joseph's Tobruk Memorial School and Trinity College - 6.3 kilometres  
Holmview Central Shopping Centre - 3.3 kilometres  
Bannockburn Village Shopping Centre - 5.1 kilometres