

# 19 Zingelmann Place, Kuraby, Qld 4112



## House For Sale

Tuesday, 19 March 2024

19 Zingelmann Place, Kuraby, Qld 4112

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 769 m2

Type: House



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## Auction

Faraz Peyman invites you to discover a deluxe residence in Kuraby, where modern sophistication meets the ultimate family lifestyle. This double-storey home boasts high-end features including CrimSafe security screens, ducted air conditioning, a vacuum system, security alarm, and a 4.16 kW solar inverter with 16 solar panels. Revel in the sprawling, newly painted interiors, soaring ceilings, and bespoke touches like a custom-built wet bar and display cabinetry. The contemporary kitchen shines with Miele and Neff appliances and granite counters. Five spacious bedrooms, including dual ensuites and walk-in robes, and a low-maintenance, entertainment-ready backyard with a pool, complete this impeccable offering.

**Top Features:-** Deluxe residence with upscale amenities: CrimSafe screens, ducted air conditioning, ducted vacuum system, security alarm, 4.16 kW solar inverter with 16 solar panels.- Sprawling, recently repainted interiors with soaring 2400 mm high ceilings, multiple living areas, custom wet bar, and bespoke display cabinet.- Contemporary kitchen: Miele dishwasher, Neff double fan forced oven, AEC 900 mm induction cooktop, granite counters.- Five bedrooms: two with ensuites and walk-ins, one with a built-in bookcase, dual vanity and spa bath in master ensuite.- Low-maintenance backyard: enormous entertainment patio, pool with water feature, poolside terrace, large 3.6 m by 2.4 m workshed.

Kuraby, a charming family-friendly neighbourhood, offers an idyllic lifestyle with everything a family could desire within reach. Enjoy a leisurely stroll to parklands, the local lagoon, and essential amenities like buses, childcare, and Kuraby State School. The Underwood Marketplace is a mere stone's throw away, while broader educational and shopping needs, schools and centres like Westfield Mt Gravatt and Market Square are just a short drive. Plus, nearby motorways provide easy access to Brisbane CBD, ensuring convenience for both work and leisure.- 230 m to Zingelmann Place Park- 400 m to McCorkells Lagoon- 650 m to bus stop- 700 m to Kuraby State School- 1.1 km to Expeditions Early Learning Journey- 1.2 km to Underwood Marketplace- 4.1 km to Runcorn State High School- 5.1 km to Islamic College of Brisbane- 6.3 km to Westfield Mt Gravatt- 6.7 km to Sunnybank Hills Shoppingtown- 6.9 km to Calamvale Central- 7.2 km to Market Square- 7.4 km to Sunnybank Plaza- 19 km to Brisbane CBD

Tucked in a serene cul-de-sac, this unique home, built by Ultra Homes in 2003, has been lovingly maintained by its original owners who designed it to their discerning tastes and needs. Its commanding Colorbond roof and rendered facade, freshly repainted in 2020, set a contemporary tone. Manicured gardens and a sophisticated portico welcome visitors via a secure pedestrian gate, leading to the double-door entrance. The lengthy driveway beside the manicured front yard guides you to a double garage, completing the picture of this immaculate, one-owner residence.

Venture inside to a breezy, modern interior, updated in 2022 with new paint and featuring soaring 2400 mm high ceilings. The eight-zone Daikin inverter ducted air conditioning system, with smart MyAir 5 control, ensures comfort in every corner. The tiled foyer with its glittering pendant light and sleek stepped cornices opens into a vast, carpeted family lounge, where luxe drapery and downlights create a refined atmosphere. Further within is the expansive tiled meals, dining and lounge area, illuminated by downlights and featuring a custom-built display cabinet and a deluxe wet bar, making it an ideal space for casual hosting and family gatherings.

The contemporary kitchen, a chef's dream, overlooks the dining and lounge area. Granite benchtops and a high bar add to the kitchen's allure, complemented by a plethora of cabinetry and high-end appliances including a Miele dishwasher, Neff double fan-forced oven, and a 900 mm AEC induction cooktop. This space is perfectly crafted for creating memorable meals and entertaining guests.

Outside, entertainment possibilities abound. An enormous patio sets the stage for grand events, while the tranquil fibreglass pool with its double waterfall feature and poolside pavilion beckons for summer relaxation. The low-maintenance backyard, with secure Colorbond fencing and a spacious workshed, provides a versatile space for hobbies and family fun.

The residence houses five generous bedrooms, each carpeted for comfort with three featuring built-in robes and two boasting walk-in robes and ensuites. The master suite, with a custom-built walk-in robe, leads to an indulgent ensuite featuring a granite dual vanity and spa bath. An upstairs bedroom boasts a bespoke bookshelf, adding further versatility and character. A shared bathroom and water closet, a cosy carpeted retreat, and a balcony with street views complete the upper level.

**Additional Features:-** CrimSafe security screens- 23.5 kW Daikin inverter ducted air conditioning with MyAir 5 control (8 zones)- Ducted vacuum system- Security alarm- Fully fenced with Colorbond fencing and child-safe locks- 4.16 kW solar inverter with 16 solar panels- 3.6 m by 2.4 m workshed- Termimesh protection- Ample additional storage- Downstairs powder room

This Kuraby residence is a contemporary masterpiece awaiting its next chapter. Immerse yourself in a lifestyle where modernity, convenience, and family comfort converge. To experience this unique property firsthand, contact Faraz Peyman today. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and

interested parties must solely rely on their own enquiries.