

**197 Carbrook Road, Cornubia, Qld 4130**



**House For Sale**

Friday, 5 April 2024

197 Carbrook Road, Cornubia, Qld 4130

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**



Lindsay Battley  
0731379790



Joel Butler  
0731379790

## Auction

Located on an sprawling 4143m<sup>2</sup> block, this breathtaking property is edged by West Carbrook Park on one side and vacant land at the back ensuring ultimate privacy. Surrounded by bushland and with a backdrop of soaring gumtrees, this is an enviable double-storey home in a sought-after suburb that boasts 6 bedrooms, 3 bathrooms and multiple living areas. It also has a massive backyard with a sparkling pool, pool house, two sizeable storage sheds and parking for multiple vehicles. This property also has the potential for you to create your own lifestyle haven, with sound structures and hints of design flair that you can build on in the years to come. Its interior styling is superb with high-end cabinetry, lighting, flooring, appliances, tapware and finishes - every detail has been carefully considered to offer the ultimate in functionality and aesthetics. Its location is also amazing - the property is surrounded by schools and retail centres, is under 30 minutes from the CBD, and is close to Cornubia Forest Nature Reserve with its wildlife (including koalas) and 196 hectares of walking trails. Entering the property through a secure gated entrance and surrounded by privacy fencing, you will be greeted by lush green lawns and expansive garden beds that have been prepped and are ready for you to create your own landscaping paradise. A separate 2-car lockup garage and a sweeping driveway offers multi-vehicle parking as does the back of the property, with enough room for an SV, a boat, a trailer and more. The ground floor offers a wonderful mixture of both quiet and communal spaces, allowing the family to have their social catchups as well as their own 'me' time. Its 4 bedrooms (one is currently a study), all feature on-trend plantation shutters, views of the gardens, cosy carpeting, large walk-ins and either air conditioning or ceiling fans (or both). This includes a master which is situated in a quiet corner and has a divine ensuite. All 3 bathrooms in this home (two on the ground floor and one on the first floor) have a stunning contemporary design which includes double sinks, contemporary tapware and floor-to-ceiling marble tiles. Living areas include a family room, an open plan living/dining room and a games room which is the perfect size for a pool table. The kitchen will be a home chef's delight with its top-of-the-range appliances, benchtops and 'shaker-style' cabinetry. A separate laundry completes this level. Heading upstairs to the first floor are the two additional bedrooms (both with walk-in robes), the third bathroom and another family room which leads out to the balcony with its bushland views. This is a magical spot to enjoy a morning coffee or an evening drink as you watch a blazing sunset. At the back of the home is the ultimate entertaining zone and it is huge. An undercover alfresco area has ample room for a big BBQ, pizza oven, a wet bar, multiple lounging spaces and a family-sized dining table. A sparkling swimming pool with its elegantly tiled surrounds and a pool house offers the perfect outlook as does the bespoke water feature. The backyard extends even further back where is houses two soaring sheds ideal for gardening equipment, a car lover's workshop or even a home business. There is so much potential to add to what is now an extraordinary area. Add a kids' playscape on the grassy lawn, install some raised garden beds and cultivate sustainable crops, or add a fire pit where you can enjoy some ambiance (and marshmallows) as the weather becomes cooler. Location-wise, it is close to schools including Chisholm Catholic College Cornubia and St Matthews Catholic Primary School, and shops including Cornubia Shopping Centre and Logandale Shopping Centre. If you commute to the city, it is under 30 minutes on the M1. And if you love outdoor exploring on the weekends, the Cornubia Forest Nature Reserve is close by with its 196 hectares of walking and mountain biking trails. Wildlife abounds here including koalas, wallabies, water dragons and over 50 species of native birds.

**PROPERTY FEATURES:**

- 4143m<sup>2</sup> private block edged by West Carbrook Park and vacant land at the back.
- Close to shops, schools and Cornubia Forest Nature Reserve.
- Under 30 minutes to the CBD.
- Double storey home with 6 bedrooms and 3 bathroom.
- Two family rooms, games room and an open plan living/dining room.
- Separate laundry.
- High-end cabinetry, lighting, flooring, appliances, tapware and finishes throughout.
- Secure gated entrance and privacy fencing.
- Lush green lawns and expansive garden beds.
- Incredible outdoor entertaining with a sparkling pool and alfresco area.
- Two massive storage sheds.

Contact Lindsay Battley for further information or to book a private inspection.