

**2 Cassia Court, Brookwater, Qld 4300**



**Sold House**

Thursday, 17 August 2023

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 835 m2**

**Type: House**



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**\$1,650,000**

Not Just a Home but a Way of Life Nestled in the highly sought-after Brookwater Estate & positioned on the 17th Hole this stunning architectural masterpiece offers a luxurious lifestyle with an enviable location. Located just moments from the Brookwater Golf and Country Club, this home offers the ultimate lifestyle for those who enjoy golfing, walking, or simply being surrounded by nature. With easy access to local shops, schools, and transport links, this is the perfect home for families who seek luxury, convenience and style. Set against the backdrop of lush bushland and the rolling greens of the golf course, this magnificent home boasts breathtaking views and an abundance of natural light. With a cleverly designed layout, this home offers two distinct living spaces. The upper level features an open-plan kitchen, living and dining area that flows seamlessly onto a large deck, perfect for entertaining or simply taking in the picturesque surrounds. The upper level also comprises three generously sized bedrooms and two stylish bathrooms, including an opulent master suite with a walk-in wardrobe and ensuite. The home also features a spacious three car garage with a second laundry, providing ample space for a home gym and a golf buggy. This ensures ultimate convenience allowing for effortless living. Stepping outside, the home offers a resort-style oasis with a sparkling in-ground pool and beautiful lush gardens. Imagine spending your days lounging by the pool or entertaining family and friends in this serene and peaceful setting. Act fast and don't miss the opportunity to make this magnificent property your forever home!

**Standout Features:-**

- Exclusive Brookwater community - quiet, friendly and perfectly maintained estate-
- Unique Architectural design by Ralph Bailey of Guymer Bailey Architects-
- Golf course frontage-
- North facing with ultimate privacy and views down the 17th signature par 5-
- Compatible for dual occupancy-
- All the essential living areas are on one level-
- Heavily insulated-
- Shade fins on the western aspect of the property to enhance cooling-
- Lightweight building material throughout to reduce heat retention-
- Commercial-grade windows, door frames and solid core doors throughout-
- Internal natural airflow via internal louvered windows-
- Fully air conditioned-
- High ceilings-
- 5 camera CCTV surveillance system and alarm. 24/7 recording and accessible online-
- Crimsafe security to most windows and doors-
- Natural stone pitched walls - exterior and interior-
- Abundant storage throughout-
- Council rates: \$788 per quarter

**Upstairs:-**

- Open-plan kitchen, living and dining area that flows seamlessly onto a large deck-
- Stunning kitchen with upgraded Marble bench tops and splashbacks with waterfall edge, European appliances, 4 burner electric cooktop, oven, large walk-in pantry, dishwasher, plumbed-in fridge space, soft-close draws and ample storage cupboards-
- 3 large bedrooms with ducted air-conditioning and built-in robes-
- Beautiful master bedroom with a fitted-out walk-in robe and grand ensuite-
- Ensuite is complete with an oversized shower, spacious double vanities with ample storage space, a free-standing bath, luxe floor-to-ceiling tiles and heated towel rails-
- Main bathroom with oversized shower, spacious vanity, bath and separate powder room-
- One of the two laundries, including a laundry shoot-
- 3 bay garage ensured plenty of car and storage space

**Downstairs:-**

- This level is perfect for teenagers who crave their own space, or for accommodating guests or extended family members who seek privacy and comfort-
- Self-contained retreat, complete with an air-conditioned large living area-
- Spacious kitchenette with stove, sink and microwave space -
- Two additional bedrooms with robes-
- Beautiful bathroom with floor-to-ceiling tiles, large shower and easy access to the pool-
- Oversized laundry complete with plenty of bench and cupboard space, with easy access to the clothes line-
- Wine cellar

**Outside:-**

- Fully landscaped with established and low maintenance gardens-
- 4.5kw Solar system plus solar hot water-
- Automated sprinkler system-
- 55,000 litre rainwater storage -
- Separate area for tranquil fire pit-
- Concrete saltwater pool, partly under cover-
- Abundant outdoor entertaining areas-
- 3 car garage with plenty of off street parking: up to 6 additional car spaces

**Adaptable Features:-**

- Minimal step up to the house for comfort through all stages of life-
- No entry lip to shower for mobility needs-
- Oversized showers suitable for handrail installation-
- Showerhead on adjustable rail with flexible hose for a seated user-
- Provision for a laundry on both levels for complete living on one level-
- Large pivot door and entry foyer to allow for mobility needs

**Location\*:-**

- 4 minute drive to the Brookwater Golf & Country Club-
- 3 minute drive to St Augustine's College-
- 3 minute drive to Brookwater Village-
- 5 minute drive to Centenary Highway

\*Approximate This stunning home won't last long, so call Vanya for a private inspection or I look forward to welcoming you to our open homes.