

22 Bottlebrush Drive, Kirkwood, Qld 4680



House For Sale

Thursday, 16 May 2024

22 Bottlebrush Drive, Kirkwood, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 730 m2

Type: House



Michael Byrnes

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OFFERS OVER \$825,000

Situated on a spacious 730m² allotment this prestigious property is high on style and low in maintenance. Boasting a sparkling in-ground pool, powered 9m x 6.5m shed and it's very own cinema room this lavish lifestyle home is what dreams are made of. Located in the family friendly and convenient Emmadale Gardens estate this quality residence is only a 2 minute drive to Kirkwood Shopping Centre, Harvey Road Tavern and so much more. At a glance:- Four well-sized bedrooms each including ducted aircon, built in robes, security screens and blinds with the main bedroom offering walk through robe and ensuite with shower, his and hers vanity and toilet. - Modern kitchen located at the heart of the home. Equipped with beautiful stone benchtops, a generous island bench, electric oven and cooktop, stainless dishwasher and a gloss oak finish to the cupboards which also provide you with plenty of storage. - Home theatre providing leisure in the comfort of your own home fitted with ducted aircon, soundproofing walls, impressive sound system and black walls to give it a real theatre feel. While others can enjoy the second living without the distraction of the theatre. - Open plan living/dining area perfectly positioned from the kitchen and theatre room. The stunning bi-fold doors gives this home that real inside/outside lifestyle that suits our QLD lifestyle. - Main family bathroom featuring a bath, shower, vanity and a separate toilet for additional suitability. - Stylish outdoor living area overlooking the sparkling in-ground pool. Finished off nicely with the travertine tiling, timber ceiling and glass pool fencing. - Fully fenced yard with generous side access to accommodate a caravan or a large boat. Established gardens throughout gives this home that resort style feel. - 9m x 6.5m powered shed which is fully insulated and sheeted internally. Offering a 3m high automatic roller door this is one of the best sheds you will find in the market. - 6kw solar system to help reduce those costly power bills. - Single lock up garage with internal access though to the property giving you that added convenience. - Council Rates - \$3,900 per annum approx. - Rental Appraisal: \$800 to \$860 per week approx. If you've been searching for an immaculate and well designed home that offers absolutely everything then look no further as this is the home you've been waiting for. Contact Michael Byrnes today on 0405 954 034 or email michael@locationsestateagents.com.au for further details. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**