

22 Kate Court, Murrumba Downs, Qld 4503



Sold House

Saturday, 12 August 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 9691 m2

Type: House



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\$1,850,000

The words 'hectare' and 'Murrumba Downs' are rarely used in the same sentence, and when they are, it's about 22 Kate Court. To find a home as grand and supremely appointed in Murrumba Downs represents a tall order, but to combine it with 1 hectare of land, an incredible location within walking distance to multiple schools and a train station, dual road access, private and secluded off street positioning and a sense of peace and serenity unmatched by any locally available property represents an opportunity the word 'unique' simply serves to understate. The landscaped driveway offers glimpses of the expansive property, but ensures the home is set a comfortable and private 40m from the road front. Upon entry to the grounds, it is as if a switch is flicked, and the towering trees and natural dams provide a secluded oasis simply unseen this close to amenities. The residence is architecturally designed to take full advantage of the surrounding greenspace outlooks, while offering practical living spaces and the highest standard of appointments. Upon entry, the incredible suspended cement staircase wrapped in frameless glass towers above, extending into the vast and natural light-soaked double storey void. This makes a bold statement and sets the scene for what will be an astonishing property experience. Often the phrase 'fit for a chef' is used to describe kitchens. 22 Kate Court must then be fit for a dozen chefs, offering: - 40mm stone extending a staggering 12m across the rear of the kitchen and into the butler's pantry. - 22 soft close draws, and 34 shelf-fitted cupboards excluding the expansive food shelving in the pantry, running out of storage space at this home represents a near impossible challenge. - Two double stone sinks with one water tap - Fully integrated fridge, with an additional double door fridge space in the butlers pantry - Fully integrated dishwasher - FRANKE induction cooktop, 900mm oven and integrated range hood. - Beautiful 40mm stone island with breakfast bar seating and waterfall edges The master suite was undoubtedly of upmost priority during the design and construction of this incredible abode. The oversized bedroom even offers ample space for a separate parent's retreat overlooking the private dam and towering gumtrees. The elegant master ensuite draped with stunning floor to ceiling tiles centres around the freestanding bath and opulent double shower with both a handheld and rainwater head each. The skylight which covers the entire expanse of the shower offers a showering experience like no other with views of the clouds above and a breathtaking stream of natural light. The cinema room will undoubtedly be a tick on many families' house hunting checklist. With full surround sound speakers, inbuilt cinema lighting, black out blinds, lush carpet and a tiered seating arrangement - all that's left to do is choose the movie. A further four bedrooms, 2 bathrooms and multiple living rooms offer individual spaces for the entire family to enjoy. The size and ample space doesn't end here. The newly constructed 4m x 8m Merbau rear deck has been specifically designed and positioned to take full advantage of the beautiful dam and surrounding greenspace views, while not impeding natural light flow into the main living area. Blending into the surrounds, the stunning timber posts ascend to the insulated roof. Of a night, the warm feature lights and dimmable down lights compliment the timber and create a wholesome outdoor area perfect for entertaining even the largest of families. The stairs lead directly past the newly designed and planted gardens to the shed and grassed area below. The gardens have been designed and planted to be low maintenance, and a specific growth height as to never impede views of the grassed area from the kitchen and living room. Outside 1000+m² of grassed space will be an absolute hit with the kids or pups. The 9m x 6m shed with carport and a separate 3 phase power source offers ample storage and tinkering space. Extensive road base sections offer 100's of square meters of storage space for boats, caravans, trucks, or equipment. A separate commercial sized gate off McClintock Drive offers easy access for large vehicles or equipment. The dam is perfect for kayaking or even a rope swing! For the current owners Border Collie and Staffy, exploring the expansive bushland keeps them busy and occupied throughout the day. Additional features you will love: - Large laundry with direct access to the clothesline - 20kw solar system with Fronius inverter - Semi-automated house (selected lights, air conditioning, ceiling speakers, garage door, front door) - Property has 2 separate 3 phase power supplies - Dam water available for gardens - 18kw premium 'commercial' Daiken air-conditioning unit with air touch software - Built in CCTV camera system - Hot water reticulation system which provides near instant hot water during peak usage times - Irrigation system to side garden - Fully concrete with Boral Salt and Pepper exposed aggregate around property with ample drainage - Prowler Proof security screens - Full block out blinds in bedrooms - Significant storage throughout property What's close by? - 20 minutes to Brisbane airport - 30 minutes to Brisbane city - 50 minutes to Sunshine Coast - 1 ½ hours to the Gold Coast. - Close to award winning public & private schools - 5 minutes to 2 large shopping centres - Short walk to the Supermarket/Gym - Good infrastructure - bus stop close by 100m walk - New Train line/stations (great capital growth driver) - Good access to quality schools (Nudgee College bus 200m walk), shopping centres, parklands, and highway - Massive Investment by large

multinationals in the area - eg. Costco, Ikea, North Lakes Cinemas, Petrie "Mill" University and the list goes on- Popular beach area 800m away - direct access to the river for canoes, jet skis and the likes only minutes away.- Popular River / Nature walk down to the duck pondNothing has been overlooked in the pursuit of total lifestyle enjoyment & no expense has been spared in the finer details of this high calibre, exquisite residence. This breath-taking home will not last long.Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to relevant legislations, a price guide isn't available for properties being sold without a price or via auction. Websites may filter a property being sold without a price or via auction into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.