

# 30 Side Creek Parade, Narangba, Qld 4504

## Sold House

Wednesday, 3 April 2024



30 Side Creek Parade, Narangba, Qld 4504

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 678 m<sup>2</sup>**

**Type: House**



**TYSON VON HOFF**  
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**BROCK JAEGER**  
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**\$1,032,000**

Seize this rare opportunity to own a magnificent family entertainer's home in Narangba, a suburb renowned for its tranquil, leafy environment, and strong community spirit. Ideal for families, retirees and tradespeople alike, this modern 4 bedroom, 2 bathroom residence is nestled in a peaceful neighbourhood celebrated for its excellent schooling options, family-friendly ambiance, and ample sports and recreation facilities. Surrounded by abundant reserves and parklands, this property promises a lifestyle of comfort and convenience. Step into a world of sophistication with this home's modern entertainer's floor plan, thoughtfully designed to cater to every need. The plush carpeted media room, with its plantation shutters and double barn sliding door entry, offers a secluded retreat. The enormous open-plan living room, adorned with Spotted Gum hybrid flooring, flows seamlessly into the stunning alfresco entertaining area through expansive glass corner sliders. The cosy dining space is bathed in natural light, creating an inviting atmosphere for family meals. The heart of the home, the chef's kitchen, boasts a 40mm stone island bench, a Westinghouse 900mm 5 burner gas cooktop and oven, and a butler's pantry, making it a culinary dream. The grand master suite is a haven of luxury, with plush carpeting, ducted aircon, and a ceiling fan. It features a lavish dressing room entryway that leads to the impressive master ensuite with feature tiled flooring, a double-width shower, and a floating dual vanity. Bedrooms 2, 3, and 4 can each accommodate a queen bed, with bedroom 2 featuring a built-in robe and quality curtains, while bedrooms 3 and 4 boast walk-in robes and plantation shutters. All bedrooms enjoy ducted aircon, and ceiling fans and are serviced by a main bathroom with a freestanding bathtub, a large floating vanity, and an oversized shower. This exceptionally well-presented modern residence showcases a timeless front facade and luxurious 2.4m doors and 2.7m ceilings throughout. The Spotted Gum hybrid flooring extends across all common areas, complemented by plush carpet in the bedrooms and feature tile flooring in the bathrooms and laundry. The beautifully manicured gardens are low-maintenance, framing an expansive, flat, and usable grassed yard space. The alfresco entertaining area is a masterpiece, with tiled flooring, channel sun/wind blinds, a ceiling fan, a gas BBQ outlet, and access to power. The property also features Daikin ducted and zoned aircon with 4-zone control, MyAir Plus & MyPlace automated SmartHome Hub with an 8-inch touchscreen control panel and a remote double lock-up garage with an epoxied floor, perfect for those who need an additional living space, rumpus room or home gym.

**Property Features:**

- General & Outdoor
  - Exceptionally well-presented & modern residence- Timeless front facade with amazing street appeal- Gated side vehicle access leading to the backyard.- Luxurious 2.4m doors & 2.7m ceilings throughout.- Spotted Gum hybrid flooring in all common areas.- Beautifully manicured, low-maintenance gardens.- Offering an expansive, flat & usable grassed yard.- Feature tile flooring in both bathrooms & laundry.
- Stunning alfresco entertaining featuring a tiled floor.- Channel sun/wind blinds fully enclose the alfresco.- Complete with ceiling fan, gas BBQ outlet & power.
- Daikin ducted & zoned aircon with 4-zone control.- MyAir Plus & MyPlace automated SmartHome Hub.- Includes an 8-inch touchscreen tablet control panel.
- Convenient hallway study alcove with feature display.- A flexible space that offers room for a second fridge.
- Remote double lock up garage with epoxied floor.- A highly flexible space suitable as a rumpus room.
- Convenient 3m x 3m timber garden shed included.- Concrete slab base & corrugated roof with skylight.
- Large internal laundry & separate walk-in linen closet.

**Living & Kitchen**

- Modern entertainer's floor plan offering space for all.- Clever use of space allows for 3 defined living areas.
- Plush carpeted media room with plantation shutters.- Double barn sliding door entry & with ducted aircon.
- Enormous open-plan living room with hybrid flooring.- Glass corner sliders open to the alfresco entertaining.
- Cosy open-plan dining space bathed in natural light- Large windows & glass sliders allow light to flood in.
- Modern chef's Kitchen with 40mm stone island bench.- Westinghouse 900mm 5 burner gas cooktop & oven.- Soft-close drawers & cupboard, plumbed fridge cavity- 4-seat breakfast bar, Asko dishwasher & In-Sink-Erator.- Butler's pantry with 20mm stone benchtop & storage.

**Bedrooms**

- Grand master suite with lavish ensuite & dressing room.- Plush carpeted bedroom with ducted aircon & ceiling fan.- Large walk-in robe featuring a dressing room entryway.
- Stunning ensuite with feature tiled flooring & splashback.- Double-width shower, floating dual vanity & large mirror. - Complete with direct outdoor access & a separate toilet.
- Bedrooms 2, 3 & 4 each provide space for a queen bed.- Bed 2 is complete with a built-in robe & quality curtains.- Bedrooms 3 & 4 offer walk-in robes & plantation shutters.- Each bedroom benefits from ducted aircon & ceiling fans.
- Serviced by the main bathroom with freestanding bathtub- Complete with a large floating vanity & oversized shower.- Themed tiling elements to match the ensuite & laundry.

Don't miss this exclusive chance to secure a slice of Narangba's finest living. Contact Tyson or Brock today to arrange a viewing and experience the luxury and comfort of this exceptional home. Act now - this opportunity won't last long!