

35 Birchwood Crescent, Brookwater, Qld 4300

House For Sale

Thursday, 18 January 2024

BROOKWATER
RESIDENTIAL

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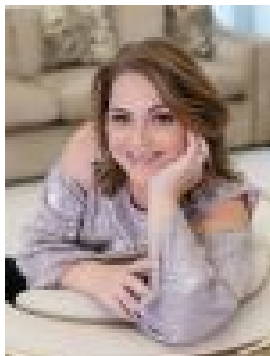
Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 795 m2

Type: House



Irena Marasea

Offers Over \$1,595,000 – It's Priced to Sell!

Nestled in the picturesque community of Brookwater, this exquisite golf frontage home offers a lifestyle of opulence and tranquility. Built by Garrison Homes, this residence seamlessly blends timeless elegance with modern convenience. The floor area is 343 sqm and situated on a generous lot size of 795 sqm, this property is a testament to luxury living. To compliment the stunning photos, please see the features below, in summary:[]

- Construction Excellence:** Crafted with precision and durability, this 4 bedroom residence with 3 living areas (including a Media Room), spacious 2 car garage with an additional space for a 3rd car off the driveway (where all vehicles are appropriately sheltered from the elements) showcases superior quality with its STEEL FRAME CONSTRUCTION, ensuring longevity and structural integrity.[]
- Kitchen Excellence:** Indulge your culinary desires in a fully renovated kitchen that combines functionality with aesthetics. Modern appliances, including a Bar/Wine Fridge, premium finishes, and plenty of storage make this space a chef's delight.[]
- Bathroom Bliss:** Retreat to the ensuite and powder room, both fully renovated a few years ago. Immerse yourself in luxury with contemporary design, high-end fixtures that include floor-to-ceiling tiling, and a sophisticated ambiance.[]
- Energy Efficiency:** Embrace sustainable living with solar panels adorning the roof, complemented by a state-of-the-art pigeon proofing system. Enjoy the benefits of reduced energy costs while preserving the environment.[]
- Security:** Your peace of mind is our priority. The property is equipped with a security system, providing a sense of safety and tranquility.[]
- Climate Control:** Experience ultimate comfort with ducted air-conditioning upstairs and a split system downstairs, ensuring the perfect climate for every occasion, no matter the season.[]
- Manicured Gardens:** The professionally landscaped grounds are a feast for the eyes, featuring an automated sprinkler system that effortlessly maintains the lush gardens and manicured lawns, creating an oasis of natural beauty.[]

A Home Where Luxury Meets Lifestyle: This residence offers not just a home but a lifestyle. With its golf frontage location in the coveted Brookwater community, every day is an opportunity to enjoy scenic views and the peaceful ambiance of this exclusive neighborhood.[]

Outdoor Enjoyment: Relax on one of the 2 outdoor entertainment areas, spectacular pool and a generous backyard, perfect for the little children to play in a safe and happy environment. Don't miss the chance to make this luxurious haven your own.

Contact me now on 0404 099 041 to schedule a private viewing and discover the unparalleled comfort and elegance that this Brookwater gem has to offer. You too can now "Live the life" you deserve in this prestigious golf frontage home. Brookwater is an exclusive residential community that is the sweet spot for those winning the game of life, and for good reason. With a distinct blend of living, golf and leisure, it strikes balance between work & life. Brookwater is also a master designed community for luxurious living curated around a Greg Norman designed championship golf course shaped as a 'butterfly' which offers sweeping views of the fairways staged against native bush and green open space. With over \$15 billion invested to date on Greater Springfield, some of the key achievements include the City Train, Orion Shopping Centre, Mater Private Hospital, University of Southern Queensland, Orion Lagoon, Commercial Precinct including the Tier 3 Polaris Data Centre plus all the incredible public and private schools - such as St Peter's Lutheran College, St Augustine's Catholic College, and The Springfield Anglican College. Don't forget the AFL Brisbane Lions Women's Springfield Stadium is also now open with a fully equipped gymnasium and health centre too ready for your enjoyment. As your Exclusive Brookwater Property Specialist, I look forward to hearing from you and meeting you to show you this gorgeous property you will want to call home for a long time – Irena Marasea 0404 099 041.