

4 Edgewater Avenue, Rothwell, Qld 4022

House For Sale

Friday, 5 April 2024

4 Edgewater Avenue, Rothwell, Qld 4022

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 448 m2

Type: House



Kindred Moreton Bay
0480079895

Offers Over \$1,099,000

Discover a masterpiece of design and functionality in the exclusive Promenade Estate: a Monster Homes gem that masterfully weaves the essence of outdoor elegance with an ingenious layout, tailored for those who live for the luxury of entertaining. This property stands as a testament to unparalleled craftsmanship, offering spellbinding parkland vistas and a plethora of sophisticated extras. This contemporary, highset brick home occupies a coveted spot within the Estate, ensuring that every conceivable amenity is merely a stone's throw away. As an epitome of a family entertainment sanctuary, it promises to capture the hearts of discerning buyers swiftly.

Highlights Include:

Ground Level: A stunningly expansive living and dining space, featuring air conditioning, a ceiling fan, and seamless connectivity to the al fresco entertaining area via grand sliding doors. A state-of-the-art gallery kitchen designed with the culinary enthusiast in mind, boasting a butler's pantry, a sprawling 40mm Stone breakfast bar, and premium Westinghouse appliances. This culinary haven is further enhanced by a double fridge space and additional butler's pantry storage, complete with an extra sink. An elegant powder room specifically designed for guests, featuring a toilet and a chic vanity. A spacious internal laundry with ample storage solutions, exterior access, and convenient under-stair storage. A captivating outdoor entertainment zone, highlighted by a striking stone feature wall and cozy fireplace. The master suite, a sanctuary of comfort, offering a generous walk-in robe and an exquisite ensuite with a corner shower, bath, dual vanities, and a private toilet. An automated double garage featuring durable epoxy flooring and internal entry.

First Floor: An additional living area adorned with plush carpeting, air conditioning, and LED lighting. A dedicated entertainment space, accessible through charming French doors, equipped with a plumbed-in bar, exquisite stone countertops, and direct balcony access for panoramic park views. Another powder room to serve the entertainment area, equipped with a toilet and stylish vanity. Two more air-conditioned, carpeted bedrooms, each featuring built-in wardrobes, sheer curtains, and blackout blinds for ultimate privacy. A large, modern family bathroom with a shower, bath, sophisticated vanity, and a separate toilet.

Special Features: Comprehensive ducted air conditioning for ultimate climate control. Energy-efficient LED lighting throughout the property. Spacious 1.6m wide entry hallways for an impressive welcome. A fully fenced and meticulously landscaped backyard oasis. An eco-friendly solar system to minimize utility bills. A practical garden shed for additional storage needs. This property is not just a home; it's a lifestyle statement for those who demand nothing less than extraordinary.