

**40 Kookaburra Drive, Palmview, Qld 4553**

NOBLE ESTATE

**House For Sale**

Wednesday, 8 November 2023

40 Kookaburra Drive, Palmview, Qld 4553

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Area: 2822 m2**

**Type: House**



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## Contact Agent

Noble Estate Agents proudly presents a true masterpiece of modern living at 40 Kookaburra Drive, nestled within the prestigious Palmview Forest Estate. This exceptional high-end, brand-new residence offers the epitome of luxury, privacy, and spaciousness, all set amidst a serene treetop sanctuary on over half an acre of land. Nestled at the end of a 100-meter-long driveway, this remarkable home promises complete seclusion and tranquility. With grand proportions at every turn, the property boasts soaring 3-meter ceilings on both levels, while the main living area stands out with its awe-inspiring 4.5-meter ceiling height, providing a breathtaking panorama of the surrounding beauty. Almost every room in the house has been thoughtfully designed to capture the stunning treetop vistas that envelop the property. Plus there is a completely separate studio with bathroom and kitchenette, perfect for visiting family or rental income. The exquisite kitchen is a testament to modern elegance, offering a sleek, stylish design bathed in natural light. Equipped with top-of-the-line Electrolux appliances and a generous butler's pantry, it is sure to delight the most discerning chef. This home has been thoughtfully designed to offer all the modern conveniences of high-end living. It features ducted air conditioning to keep you comfortable year-round, a built-in sound system, and a cutting-edge smart home system that puts control at your fingertips. Additionally, the property is environmentally conscious, powered by a massive 32kW solar system and supported by 103,000-liter tank water storage.

**Key Features:** Brand New Build Completed in 2023  
Expansive 2822 sqm Land Size  
Separate 1 Bed Studio  
Ducted Air Conditioning  
4 x 26,000L Water tanks = 103kL  
32kW Solar System  
Three-Phase Power to House & Shed  
3m Ceilings on Both Levels  
Impressive 4.5m Ceilings in the Main Living Room  
Ubiquiti Unifi Industrial Smart Home System  
Built-In Sound System in Alfresco and Living Areas with Yamaha WXA-50 multicasting  
Uniden Security Camera System  
Cat 6 Cables Throughout the Home  
3 x WiFi Access Points  
Electric Blinds in Main Bedroom and Ensuite  
Backup Generator Point Setup

Perfectly situated, this property is just minutes away from pristine beaches, top-tier schools, and the new hospital precinct. 40 Kookaburra Drive offers an unparalleled fusion of luxury, versatility, and contemporary living, providing an unrivalled level of comfort and sophistication. Viewing via private inspection,