

40 Turnberry Way, Brookwater, Qld 4300

House For Sale

Wednesday, 10 January 2024



40 Turnberry Way, Brookwater, Qld 4300

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Irena Marasea

Offers Over \$1,650,000

We warmly welcome you to 40 Turnberry Way Brookwater, a stunning 'As New' Golf Frontage home that will certainly have you excited from the moment you enter its front door! Step into a world of refined elegance with this pristine 4-bedroom, 3-bathroom residence, offering an unparalleled lifestyle on the third fairway with breathtaking views down the second. Meticulously built in 2019, this home is a perfect blend of luxury and functionality. To compliment the stunning photos, here are the features, in summary:

- Spacious Living: Four bedrooms PLUS Custom Office overlooking the magnificent golf course, three full bathrooms, multiple indoor and outdoor areas provides you and your family ample space for comfortable living
- Open Plan Design: Experience the seamless flow of the open-plan living spaces, creating an inviting and sociable atmosphere
- Indoor/Outdoor Living: Embrace the Queensland lifestyle with indoor/outdoor living seamlessly integrated throughout the home
- Expansive Outdoor Deck: Entertain in style on the large outdoor deck, offering panoramic golf course views and the perfect setting for gatherings
- Airconditioned Garage: Enjoy year-round comfort with the air-conditioned garage, providing a pleasant environment for your vehicles. The garage features a pristine epoxy floor, ensuring a clean and polished look
- Fireproof Garage Door Surrounds: Safety meets style with an insulated garage door and fireproofing at the garage door surrounds
- North Facing: Revel in the warmth of natural sunlight with a north-facing orientation
- Outdoor Kitchen: Elevate your culinary experiences with a well-equipped outdoor BBQ area with a drinks refrigerator for al fresco dining
- Abundant Storage: Thoughtful design includes plenty of storage space throughout the house, keeping everything organized
- Energy Efficiency: Benefit from an 8kw Solar System with a Fronius inverter, ensuring minimal electricity bills, complemented by annual servicing (pigeon proofing has been installed for your peace of mind)
- European Appliances: The kitchen is adorned with top-of-the-line European appliances, combining style and functionality. You have superb access to the kitchen via the garage making it super convenient for organizing your shopping quickly
- Year-Round Comfort: Louvred windows, air conditioning, and linear air conditioning grates ensure comfort in every season
- Exclusive Pool Access: Located at Fairways, you can experience the perfect leisure moments ranging from practicing your golf swing on the fairway to a relaxed swim at the resort style pool that is exclusively available for Fairway Residents to use and enjoy. This special area is reserved for the exclusive pleasure of residents, their families and friends. If you prefer tennis, outdoor championship quality courts are ideal for both day and night play. This property not only offers a luxurious lifestyle but also represents an excellent investment opportunity in a thriving community. Don't forget you also have the peace of mind of the Brookwater Home Owners Club which attracts like-minded owner occupier families and allows you to enjoy continuing high levels of maintenance to the common property and purpose-built areas for the long term. Brookwater is also part of Greater Springfield which is one of the fastest growing regions in South East Queensland with a strong focus on health, technology and education sectors. Recognised by the Prime Minister as a city of NATIONAL SIGNIFICANCE, your family will enjoy the synergy and connectivity created by the wider Greater Springfield Community. 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 to name only a few. You can learn more about the Greater Springfield region at www.greaterspringfield.com.au For a confidential discussion and booking to view this week outside of normal Open Home times, please call me, Irena Marasea on 0404 099 041, your Exclusive Brookwater Specialist today.