

# 40 Wombat Crescent, Rochedale, Qld 4123

## Sold House

Wednesday, 23 August 2023



40 Wombat Crescent, Rochedale, Qld 4123

Bedrooms: 6

Bathrooms: 5

Parkings: 2

Area: 540 m2

Type: House



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**\$2,200,000**

In a rare opportunity, this high-end 6 bed, 5 bath home is on the market in the enviable Rochedale Estates and will be snapped up quickly. Sprawled out over the full expanse of its commanding corner block, this luxe custom-built home is perched securely behind rendered concrete fencing and wrapped in the lush, surrounding greenery of the adjacent park. Alighting the sleek black tiled steps, the imposing façade of this huge family home towers overhead. The front yard, with established gardens and artificial turf, is securely tucked behind your fence line. 6 CCTV cameras surround the home for optimum peace of mind. A large set of timber double doors with keyless entry, create a sense of grandeur as you step through the doorway into the grand entry of the home. The eye is naturally drawn upwards to take in the huge overhead void adorned with designer drop lighting. Porcelain tiles welcome you into the formal lounge to your left, lit by warm downlights and finished with stunning plantation shutters. Following down the hall you'll find the first guest bedroom with plush carpets underfoot, huge wardrobe with mirrored doors, ceiling fan, ducted air conditioning and plantation shutters. Next to this is a second guest bedroom/study of huge proportions with porcelain tiles, custom cabinetry with built-in desk and blackout curtains. A double sliding glass door opens out to the side yard with its own private access gate. Further along you'll come across the huge media room set in dark hues with ceiling mounted projector and huge screen for the real cinematic experience. Opposite this sits the family sized laundry with customised cabinetry, laundry chute, recessed sink and an abundance of cupboards offering plentiful storage. You'll love the access to the external private courtyard with roof overhead to keep your laundry dry on rainy days. This leads out onto the private side yard with artificial grass and a full-length bench seat along the perimeter. Adjacent to the laundry, the large downstairs bathroom is thoughtfully situated with sleek floor to ceiling tiles, big shower, floating vanity and toilet. Continuing out into the main hub of the home, the family room sits to your left with plenty of space for the family to spread out and relax. This is flanked on one side by a full wall of glass sliding doors that open up to merge the in and outdoor spaces. Custom curtains adorn every door and window lending an air of homely sophistication. The room flows onto the formal dining and kitchen creating a harmony between the spaces. From your gourmet kitchen you can cook up a storm while interacting with your family and guests. A huge stone island bench runs the full length and encompasses a breakfast bar which is overlit by feature pendant lights. Behind this, the wall of 2 pac cabinetry housing high-end Smeg appliances and gas stove with extra wide oven. A sliding frosted glass door disguises the entry into the enormous butler's pantry with full walls of cupboards, shelving and stone benchtop wrapping around all sides with double recessed sinks. Stepping out onto the large covered alfresco patio, you'll feel immediately relaxed. A ceiling fan is thoughtfully placed overhead under the solid roofline for summer comfort. A louvred roof then stretches out over the expansive tiled space extending the patio and allowing you to close it off to the elements, or open it up and let the sunlight stream in. Your total outdoor covered space is 32 sqm. The lush green artificial lawn stretches all the way around the house on both sides giving you lots of room for the family to enjoy with none of the maintenance. A grand timber stair case with tread lighting and soft curtains, leads up to the second floor. Stepping out into the space you'll find a large living room with kitchenette tucked away behind panelled doors. You'll love the convenience of the sink, wet bar and bar fridge at hand, perfect for making your morning coffee to be enjoyed on your private balcony. This huge room provides the perfect space to unwind away from the main hub of the home. Plantation shutters and custom curtains provide privacy, or open them up to enjoy the sweeping green vistas beyond. Conveniently placed, the first family bathroom offers a shower with frameless screen, floating vanity, deep bath tub and a separate toilet. Opposite the bathroom is a large linen closet for easy access. Moving along this level you'll find the first huge bedroom with walk-in-robe, full length dressing mirror and built in cabinetry. The big ensuite adjoins with toilet, corner shower, floating vanity and floor to ceiling tiles. Opposite is a second double sized bedroom with built-in-robe with mirrored doors, ceiling fan and plantation shutters. Next to this is the third huge bedroom also with huge walk-in-robe and well-appointed ensuite. Stepping into the grand master suite will take your breath away. The first doorway leads into the vast, impeccably finished ensuite with full length mirror and floating vanity with stone benchtops and his'n'hers sinks. The large separate shower is privately tucked away at one end, and the separate toilet at the other. The next doorway leads into the sophisticated walk-in-robe. Sensor lights detect when you walk in and provide warm LED lighting around the floor of the room. Overhead a chandelier enhances the sense of grandeur created by the sleek, 2 pac cabinetry that wraps right around the room, with the dressing mirror as the centrepiece. The spaciousness of the room will impress and provides a tranquil oasis away from the hub of the home. Glass sliding doors open back ushering you onto your own covered private balcony overlooking the adjacent parklands and surrounding you with greenery. Having no nearby neighbours adds to the privacy and appeal of this space. Bursting with appeal and packed with an exhaustive list of

high-end features, this home offers: - 6 bedrooms- 5 bathrooms- 3 ensuites- Smart home provisions- Reverse cycle ducted air-conditioner throughout for year-round comfort - Remote double garage with epoxy flooring and custom built storage- Huge under-stair storage - Dual side access to the house, Water tank, Large study with custom cabinetry- Impeccable Smeg appliances, Sensor keyless entry and Google doorbell, 6.5 Kw Solar system, Large media room. This magnificent home is placed within the catchment of Rochedale State School and Mansfield State High School and has access to the Estate's \$5.5 million lifestyle centre. Daily conveniences are right at your doorstep, with IGA, cafes, and restaurants within walking distance and Rochdale Village Shopping Mall a short 4-minute drive away. Enjoy the easy access to the motorway and the surrounding lush parks. At only 18 km from Brisbane city, you can enjoy tranquil suburb living without compromising on urban accessibility. Act Fast! Call Xavier or Julia today before it's too late!