

# 42 Brushtail Court, Bahrs Scrub, Qld 4207



## House For Sale

Monday, 15 April 2024

42 Brushtail Court, Bahrs Scrub, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Matthew Griffin

0431921272

## OFFERS OVER \$789,000

Sparrow Real Estate is very proud to present this stunning 4-bedroom family home on 400sqm, situated in the 5-star green star master-planned community of Brookhaven Estate. Built by Coral Homes and completed in 2021, the Noosaville 23 MKII is a stunning, spacious home with raked ceilings to the main living / dining area, light filled interiors and quality finishes throughout. The home is positioned within walking distance to award-winning Discovery Park and would be perfectly suited to first home buyers, families looking to upgrade to a more spacious home or investors looking for a fantastic home with solid rental potential. Brookhaven provides residents with a community lifestyle within a high-amenity, well integrated residential neighbourhood combining convenient connectivity and natural beauty. The area is enveloped by pristine natural surroundings and features extensive multi-use trails for walking and bike riding, multiple parks and lush open spaces.

**Outstanding Home Features:** Built in 2021 by Coral Homes  
Large master bedroom with air-conditioning, walk-in wardrobe and generous ensuite  
3 remaining bedrooms - All with plush carpet, ceiling fans and built-in wardrobes (front bedroom with air-conditioning)  
Large master bedroom with walk-in wardrobe and generous ensuite  
Spacious, open plan kitchen, living and dining area with vaulted ceilings, 8kw split system air-conditioning and seamless access to a large covered alfresco with timber decking  
Well-appointed kitchen with stainless steel appliances, dishwasher, walk-in pantry and island breakfast bar all complimented with Caesarstone benchtops  
Spacious, carpeted media room with ceiling fan  
Main bathroom with free-standing bath, shower and separate powder room  
Neat and tidy laundry with external access  
Large remote double lock-up garage  
Tiled living areas  
Study nook  
Amazing 1200mm wide timber front entry door  
Neat and tidy rear yard with mountain views and Lilly Pilly hedging  
Fully fenced with gate access to one side of the property  
Electric hot water system  
Council Rates - Approximately \$750 - \$800 per week

**Location Features:**  
Prep to Year 6 - Edens Landing State School  
Year 7 to Year 12 - Windaroo Valley State High School  
Discovery Park - 200 metres  
Fig Tree Park - 550 metres  
Brookhaven Bean Café - 850 metres  
Bahrs Scrub Early Learning Centre - 4.8 kilometres  
Edens Landing State School - 5.3 kilometres  
Windaroo Valley State High School - 5.3 kilometres  
Canterbury College - 4.1 kilometres  
Rivermount College - 14.9 kilometres  
St Joseph's Tobruk Memorial School and Trinity College - 6.7 kilometres  
Holmview Central Shopping Centre - 3.4 kilometres  
Bannockburn Village Shopping Centre - 6.5 kilometres