

**44A Clare Street, Parramatta Park, Qld 4870**



**House For Sale**

Friday, 8 March 2024

44A Clare Street, Parramatta Park, Qld 4870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 668 m2**

**Type: House**



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## Auction

The very essence of easy inner-city living - all wrapped up in a sleek, sophisticated low maintenance package on 668 sqm of land - this up-to-3-bedroom two-level home is just moments to the incredible Esplanade lifestyle attractions, essential amenities and the CBD. Boasting a flexible floorplan that can easily be adapted to suit individual needs, the home offers high-end design interiors with impeccable detail and quality fixtures and fittings throughout to ensure immediate enjoyment. The ground floor is entirely dedicated to effortless entertaining. Feel instantly at ease with the enormous proportions and soaring high ceilings. The stunning gourmet kitchen with island bench, Highland and Miele appliances and exceptional butler's pantry is central to internal and external living with an outlook to the gardens and pool. One of the standout features of this luxurious home is the expansive outdoor entertainment area with built-in Electrolux Teppanyaki Grill making this the ideal space for hosting a gathering or unwinding after a long day. The peacefully positioned master bedroom is located on the ground floor level. With a sumptuous walk-in robe and ensuite, private balcony and access to the mineral spa pool with waterfall and solar heating, this is the perfect luxurious retreat. The versatile home office/third bedroom (also located on the ground floor) will appeal to both families and those who work from home. Two additional rooms - one with built-in robes and the other with built-in cabinetry - are positioned on the first floor along with a bathroom. With no expense spared in the thoughtful design, other highlights include: • car accommodation for two vehicles (plus further off-street parking for another two vehicles) • split system air-conditioning throughout • custom built-in cabinetry throughout • bespoke imported lighting • powder room on ground floor • full security system and Crimsafe security screens • intercom and electronic vehicle gate system • remote control electronic louvres and blinds • 32kW solar panels • ample storage options • Master Builders Queensland Far North Queensland Housing and Construction Award 2017 - Individual Home \$751,000 - \$1.25million category - Winner • Master Builders Queensland Far North Queensland Housing and Construction Award 2017 - Residential Trade Contractor of the Year - Cabinetry Work - Winner All of this within private, fully fenced landscaped grounds - with full reticulation and irrigation including drip feed for wall herb garden - there is also enough grass for the pets. This is a rare opportunity to own a property that seamlessly combines luxury, convenience, and style. Schedule a private viewing today to experience it for yourself. Auction On Site & Online Via Realtair. 30/03/2024 at 9.30AM \*\*Offers considered prior to Auction\*\* This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.