

48 Ambrose Drive, Augustine Heights, Qld 4300

Sold House

Tuesday, 15 August 2023



48 Ambrose Drive, Augustine Heights, Qld 4300

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1086 m2

Type: House



Kurt Cockburn
0738147227



Kevin Rozynski
0738147227

\$1,385,000

Nestled in the prestigious neighbourhood of Augustine Heights, 48 Ambrose Dr stands as a testament to luxury and refinement. This remarkable residence presents an unparalleled living experience, exuding sophistication and elegance at every turn. Set on a meticulously landscaped 1,086 sqm allotment, this property captivates with its impeccable design and a host of exquisite features. Boasting 4 bedrooms with a option for a 5th, 3.5 bathrooms, a spacious 3-car garage, and a lavish in-ground pool, this home truly represents the pinnacle of modern living. Prepare to be enthralled as you step into a world where opulence and comfort seamlessly blend, creating a haven of indulgence and tranquillity.

Key Features this home has on offer.

Bedrooms and Living Spaces:- The grand master bedroom includes a private outdoor area and an ensuite bathroom, providing a luxurious retreat.- Three other generously sized bedrooms complement the master suite, offering ample space for family or guests.- Multiple living spaces flow seamlessly, creating a harmonious environment for relaxation and entertainment.- The outdoor entertainment areas further enhance the living experience, providing luxurious spaces for gatherings and leisure.

Kitchen:- The kitchen is designed to meet the needs of culinary enthusiasts, with a modern layout and premium European appliances.- Stone bench-tops and a butler's pantry offer ample space for food preparation and storage.- The built-in freezer and plumbed water outlet for the refrigerator enhance convenience and functionality.

Pool and Spa Area:- The pool area is a true oasis, featuring a salt/mineral pool and a concrete Spa-Pool combination built by Environ Pools.- A capacity of 75,000 litres, the pool provides a refreshing escape with depths ranging from 1m to 1.8m.- Solar heating and gas heating ensure year-round enjoyment, and the Australpool Viron pool equipment operates smoothly.- The pool equipment is soundproofed and protected by a Lifetime enclosure, creating a tranquil environment.- The Himalayan Sandstone paving adds elegance to the pool area, enhancing the luxurious ambiance.

Air Conditioning and Temperature Control:- For optimal comfort, the property is equipped with a Daikin 18kw 3-phase ducted system for air conditioning.- The IZONE controller with app integration allows individual temperature monitoring and control in each room.- The system can operate with only one zone open, adjusting the recirculation dampers accordingly.

Lighting and Electrical Features:- The lighting system is thoughtfully designed, incorporating motion sensor lighting in specific areas for convenience.- The theatre room features a smart light to enhance the cinematic experience.- The electrical infrastructure includes a main switchboard internally located in the garage area, ensuring safety and convenience.

Windows, Curtains, and Flooring:- Windows throughout the property, including the eastern and western windows and the master bedroom slider, are fitted with aluminium roller shutters.- The theatre room is equipped with a blind cassette for total light block out, enhancing the entertainment experience.- Thermal curtains in the dining and living areas provide insulation and privacy.- The flooring combines luxury and durability, with porcelain tiling in high-traffic areas and quality wool blend carpet in the bedrooms, creating a comfortable and stylish living environment.

Outdoor Features:- The Merbau decking creates an inviting space for outdoor relaxation and entertainment, seamlessly connecting to the indoor living areas. - The property boasts multiple outdoor entertaining areas that overlook the lavish in-ground pool, providing ample space for hosting gatherings and enjoying outdoor activities. - An added feature is the additional side access, which includes a carport/extended alfresco area, offering convenience and versatility for parking, or expanding the outdoor entertainment space. - The beautifully finished landscaping enhances the overall ambiance, creating a serene and visually appealing outdoor environment.

Security:- The property features a Hills alarm system with pet sensors for enhanced security. Wired cameras and a monitored doorbell with a smart camera (Eufy hub) provide additional surveillance.- Security stainless steel mesh on all doors and windows ensures peace of mind.

We look forward to presenting you this incredible home 48 Ambrose Drive, Augustine Heights.

Disclaimer: NGU Real Estate Greater Springfield has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.