

50/69 Kittyhawk Drive, Chermside, Qld 4032

Apartment For Sale

Wednesday, 3 April 2024

50/69 Kittyhawk Drive, Chermside, Qld 4032

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 304 m2

Type: Apartment



Sandie-Leigh Edwards



Annie Hayes
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Offers over \$2.3mil

Welcome home to redefined elegance and design. This exceptional penthouse offers unrivalled city living in one of Brisbane's most desirable lifestyle locations. If you seek a low-maintenance, convenient lifestyle in a serene parkside location, yet desire every convenience, look no further; this opulent penthouse offers much more than hassle-free living. The family chef will enjoy cooking sumptuous meals in the gourmet kitchen while entertaining family and friends is an easy feat with the expansive private balconies set beneath the soaring roofline. Or perhaps you would rather unwind in the private spa with your favourite glass of bubbly while soaking in the mountain sunset views. Regardless, you can relax knowing all the facilities and life's luxuries you need are at your fingertips, while the tranquil colour palette interiors and timeless design offer unrivalled solitude, usually reserved for those who live outside the urban environment. This exceptional home is designed for the buyer looking for refined elegance without compromise and contains many luxury and technology upgrades and inclusions not found in most penthouses. Once you step inside, it will be clear why this property is the pinnacle of the Park House Residences and is unique beyond measure. Enjoy the carefully curated touches this penthouse has to offer:

- Spacious 352m² penthouse apartment (total area)
- Exceptional large open plan living, dining and entertaining areas with 6.4m high ceilings; floor to ceiling windows
- Gourmet kitchen with stone benchtops, Miele appliances; 900mm convection oven, induction cooktop, automatic range hood & microwave / grill
- Butler's pantry with Miele dishwasher, instant boiling & chilled water, matching Westinghouse side by side 500L fridge & 425L freezer
- Built-in bar featuring side by side Grand Cru 50 bottle wine & drinks fridges
- Home theatre with Samsung 85" QLED Smart TV, Sonos Arc soundbar, subwoofer, amplifier, surround speakers
- 3 zone audio system; includes Sonos amplifiers & Bose speakers
- Master suite with ensuite, walk-in wardrobe, 55" QLED Smart TV, private balcony
- 2 other generous sized bedrooms, suitable for king-sized beds, with built-in wardrobes, 55" QLED Smart TVs, direct balcony access (one bedroom is currently set up as a dedicated office)
- Exceptional amount of built-in cupboards and storage spaces throughout (including massive mezzanine spaces in ceilings)
- Top quality cabinetry with white 2pac finishes, soft-close doors & drawers, brushed silver handles
- Automated motorised blinds throughout (sheers & block-outs in living/dining room) react to light levels
- C-Bus and Control4 Home Automation System, which integrates the audio/video entertainment systems, movement & light level controlled lighting, motorised blinds, & CCTV security systems from anywhere in the world
- Main bathroom features separate bath & shower with dual stone top vanity
- Full height wall tiling to bathroom & ensuite
- Laundry includes Miele Washer & Heat Pump Dryer
- 4 zone fully ducted reverse-cycle air-conditioning
- Expansive balconies including outdoor furniture, advanced tropical & native plants, citrus trees, private spa and privacy screening
- Rare 3 side by side car parks, storage cage, power for charging electric cars
- Brand new dedicated 5kw solar system (significantly reducing electricity bills)
- Property is being sold fully furnished (please ask for a list of luxury furniture inclusions)
- Vendor Finance available, subject to terms and conditions

Park House is ideally located, close to everything; walk to medical and dental, supermarkets, shops, cafes, restaurants, entertainment, parks & recreation. Next door to:

- 74 hectares of parklands, walking paths, bikeways, playgrounds
- Westfield Chermside - over 600 shops, entertainment venues & world-class dining

Short walk to:

- Chermside Transport Hub to CBD, Moreton Bay, Gold & Sunshine Coasts
- Chermside Aquatic Centre, Library & Kedron-Wavell club

Short drive to:

- Prince Charles & St Vincent's hospitals are within 5 minutes
- Less than 10 minute drive to Mount Alvernia, Nudgee & Clayfield Colleges
- M3/M1 to the north is 10 minutes away
- Brisbane Airport is 15 minutes away (no flight path noise)
- Brisbane CBD is 20 minutes away

Services & amenities offered by Park House Residences include:

- Small attractive building (8 story, 53 apartments) away from main roads, built March 2021
- Pool, hot spa, gymnasium, sauna, BBQ & reception lounge
- Secure building & parking with video access & CCTV surveillance systems
- On-site manager / caretaker
- 2 high speed lifts, secured by floor
- Recycling & rubbish chutes on each floor
- Pet friendly

A property of this calibre is a rare find & compares very favourably to more expensive, smaller inner city penthouses with higher Body Corporate fees. Call now to secure your exclusive viewing appointment. Contact Agents Annie Hayes M 0402 859 467E
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Body Corporate fees are approximately \$1,860 per quarter Council and Water Rates approximately \$700 per quarter Electricity is approximately \$200 per quarter (nett of the new solar system)