

**6/36 Carwoola Street, Bardon, Qld 4065**

**Sold Townhouse**

Thursday, 4 April 2024

6/36 Carwoola Street, Bardon, Qld 4065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 232 m2**

**Type: Townhouse**



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**\$1,340,000**

Embracing its idyllic location, this residence effortlessly merges architecture with landscape to deliver a sublime sanctuary with an inherent connection to its tranquil, leafy environment. Nestled within the serene 'Stonebrooke' boutique townhouse complex, the custom interiors are embellished by soaring ceilings and polished timber floors that sweep through the living and dining zones, orientated to maximise natural light. The private entrance sets the tone for the exclusivity and luxury that lie within. The home boasts a generous 232m<sup>2</sup> of living space including decks and garaging plus 70m<sup>2</sup> of exclusive use grassy courtyard and extra side drying area. Upon arrival, guests are welcomed through the spacious courtyard, leading into an expansive living area where indoor elegance meets outdoor allure. The seamless flow onto the rear covered deck, facing the beautiful northern light, offers an idyllic setting for relaxation and entertainment. A further highlight includes a central gourmet kitchen finished to the highest of standards. It offers a full suite of quality appliances, sleek stone bench tops, and ample storage options. The third, upper level is dedicated to accommodation, comprising three generously sized bedrooms. The master bedroom offers an ensuite, walk-in robe, and private balcony providing a serene retreat for the end of each day. The additional bedrooms share a well-appointed bathroom, accommodating family and guests alike.

- Contemporary design with a generous 232m<sup>2</sup> layout
- Private entrance through a spacious grassy courtyard
- Open plan living & dining with north facing rear
- Modern kitchen with quality appliances
- Dedicated storage throughout
- Built-in laundry with chute
- Powder room for guests
- Double garage with additional storage/ workshop space
- Ducted air-conditioning for year-round comfort
- Exceptionally low body corporate contributions approx \$3,701.20 pa
- Private and peaceful setting with treed outlook

The commitment to convenience is further exemplified by exceptionally low body corporate fees, ensuring luxury living remains effortlessly affordable. Residents can indulge in the communal luxuries of a beautiful swimming pool and BBQ area, perfect for leisurely weekends or hosting gatherings. The allure of nature is just a short walk away, with Simpsons Falls and the extensive walking tracks of Mt. Coot-tha beckoning for exploration and adventure. Strategically positioned, this townhouse is a mere 500m from bus services to the city, placing urban conveniences and connectivity at your doorstep. Whether it's the tranquillity of a natural setting or the vibrancy of city life you seek, 6/36 Carwoola Street offers the perfect balance. Embrace a lifestyle where modern convenience meets natural beauty in this Stonebrook town home, a haven of space, light, and community. This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Land dimensions and information are sourced from CoreLogic & B.C.C and should be used as a guide only. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information provided here is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed.