

**6/43 Upper Brookfield Road, Brookfield, Qld 4069**



**Sold House**

Thursday, 5 October 2023

6/43 Upper Brookfield Road, Brookfield, Qld 4069

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



Rachael Spinks

## Contact agent

Welcome to your country style retreat just minutes from Kenmore shopping district and 25 minutes from Brisbane CBD. This award-winning, Federation style home is situated on 2.5 acres of professionally landscaped grounds in a secure, gated estate. The property features a floodlit tennis court, pavilion, sparkling pool, and manicured gardens by Stephen Clegg. Enjoy nature, wide-open spaces, and a community atmosphere.

**Outdoor Bliss for Families** Imagine children exploring lush grounds with climbing trees, a bubbling creek, and expansive lawns for activities. Family fun includes tennis on the private court and poolside relaxation in a fully tiled formal style swimming pool.

**Classic Design, Modern Comfort** A single-level Federation-style home features a wraparound (10ft deep) veranda, spacious family areas, and elegant interiors with high-end fixtures and finishes including American oak parquet flooring and French chandeliers. The state-of-the-art kitchen, designed by Wyer & Craw, seamlessly connects to the living spaces, and opens to a large outdoor entertaining area. There are five bedrooms, three bathrooms, study, recreation/billiard room, formal and informal living rooms and multiple indoor and outdoor entertaining areas.

**Bedrooms** The generous master bedroom enjoys separation from the family bedrooms, with French doors leading directly to the verandah, a perfect spot for morning coffee. There is a spacious walk-in robe and fully tiled limestone ensuite with twin vanity. The children's wing comprises 3 large bedrooms, all with large built-in wardrobes, a central TV / break out space and adjoining generous limestone bathroom with double marble vanity. This wing also houses a large laundry with hand painted Wyer and Craw cabinetry, Robin Hood ironing centre, masses of storage and stone bench tops. The guest / 5th bedroom is ensuited and located in another wing of the house.

**Recreation & Office Spaces** A recreation/billiard room/media room opens to the outdoor entertaining area and swimming pool. A sizable study/home office, or sixth bedroom provide flexible spaces for teenagers and guests. Additional features: The property boasts a spacious formal lounge room with fireplace and a formal dining room, both of which enjoy beautiful views of the grounds and open to the wraparound verandah. For casual family living, there is a huge open plan, informal living/dining room/s. The property also has fully ducted air conditioning, 2 fireplaces, timber joinery and is fully screened.

**Shed & Garage** An enormous Colorbond shed is situated at the back of the property. It is currently used as a dedicated storage area and separate workshop. A five-car garage with epoxy flooring and off-street parking bays complete the practical amenities.

**External Features** There are expansive level lawns, professionally landscaped gardens, and planting by Steven Clegg Designs. These include topiary gardens, extensive paving, and a water feature, all of which seamlessly merge with the classic form fully tiled pool. There is town water and bore.

**Exclusive Lifestyle Opportunity** This is an exceptional opportunity to claim your place in a tightly held prestigious estate, where homes are rarely offered to the market. Beyond owning an expansive family residence, this is your chance to secure a lifestyle of safety and privacy amidst natural beauty.

**Features** Private, Secure Gated Estate Tightly Held, Prestigious Enclave 2.5 acres Landscaped Grounds (flood free) Floodlit Championship Tennis Court & Pavilion Formal Swimming Pool – Fully Tiled Professionally Landscaped Grounds by Stephen Clegg Designs Expanses of Level Lawns & Fenced Yard for kids & pets Numerous Indoor & Outdoor Entertaining (Billiard/Recreation Room) State of the Art Kitchen & Laundry (Wyer & Craw) Engineered American Oak Flooring European Appliances, 2 Fireplaces, Abundant Storage Ducted Air Conditioning, Ceiling Fans & Screens throughout Security Alarm & Interconnected Smoke Alarms Town Water, Bore, & Irrigation System Five-Car Garage (epoxy flooring) & Additional Guest Parking Bays

**Disclaimer:** This property is being sold by best offers and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.