

7/83 Birchwood Crescent, Brookwater, Qld 4300



House For Sale

Thursday, 9 May 2024

7/83 Birchwood Crescent, Brookwater, Qld 4300

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 883 m2

Type: House



Irena Marasea

\$1,850,000+ Negotiable

Discover the PREMIER IN LIVING with this Exclusive Residence nestled in Brookwater's Augusta Point, a gated enclave offering unparalleled golf course living on one of Brookwater's most distinguished streets. Before delving into the exquisite features of this remarkable home, I reached out to our homeowners to hear what they cherish about their residence. Here are their sentiments:

- We adore the panoramic 270-degree views of the golf course from the living spaces, master bedroom, and pool, evoking a tranquil bushland ambiance.
- The serene and tranquil surroundings allow us to immerse ourselves in the sounds of nature, its like living on acreage without the workload.
- Multiple outdoor spaces afford us the opportunity to relish the vistas in any weather.
- Augusta Point fosters a vibrant community atmosphere, where children can safely play, and adults socialize outdoors with neighbours.

The open design of the house facilitates natural airflow, enhancing comfort and relaxation. This exceptional property offers a unique and rare opportunity with its coveted end position, boasting breathtaking 270-degree views of Brookwater's 13th Signature Fairway & Green, 14th Fairway & Green, and the 15th Tee & Fairway. Its optimal NORTH FACING orientation maximizes views and creates a sanctuary-like ambiance upon entry via the private driveway, exuding a sense of prestige and arrival. Crafted with an Architectural STEEL FRAME, this residence epitomizes luxury with its impeccable finishes and meticulous attention to detail, rivalling only the awe-inspiring views it offers. To complement the stunning visuals, here's a brief overview of the Spectacular Features:

- [] Upon arrival at the electronic gated access to Augusta Point, your sense of arrival is heightened as you approach your private gated entrance via a secluded driveway.
- [] A three-car and buggy garage with ample storage space, electronic gated entry, and side access caters to additional vehicles and recreational equipment.
- [] The Designer Kitchen epitomizes style, size, and quality, featuring 40mm stone benchtops, TWO Pantries, oversized oven with gas cooktop, 2-Pac cabinetry, and soft-close drawers.
- [] Four bedrooms PLUS dedicated Office adjacent to the Master Suite Upstairs, spanning two levels of indulgent living, setting a new standard for luxury living.
- [] Tinted windows, screening, and louvered windows, coupled with MyAir Ducted Air Conditioning (providing cooling and heating) and an internal gas fireplace, wrap you in comfort and warmth, embracing you in a cocoon of tranquillity every season of the year.
- [] A spacious Covered Outdoor Deck spanning 50 m², complete with a stone gas-plumbed BBQ, provides an ideal entertainment area, complemented by a 40 m² Paved alfresco with fire pit and overhead lighting.
- [] The 40,000L Sparkling Inground Saltwater Pool, surrounded by a 22m Eco Wood deck and glass fencing, evokes a resort-like atmosphere.
- [] Professionally landscaped gardens with native plants and a flowing water feature, along with outdoor garden lighting and an Automatic Inground Sprinkler System, offer a low-maintenance outdoor oasis.
- [] Security features include Invisi-guard Security grills, Surveillance cameras, and smart home accessibility.
- [] Enormous 8.88kw Canadian Solar Panels with Sungrow 8kw inverter ensure energy efficiency year-round.
- [] Natural Gas and FTTP – Fibre to the Premises ensure high-speed internet access and Gas Hot Water, including a Gas Fireplace, adds to the convenience.
- [] Easy access to the 15th Fairway from within the gated precinct of Augusta Point, along with nearby parklands and walking trails, enhances the lifestyle.

Brookwater, situated in the heart of the new Greater Springfield CBD, offers a lifestyle coveted by many yet accessible to a select few. With its master-designed community centred around a Greg Norman-designed championship golf course, Brookwater epitomizes luxurious living amidst natural beauty. Live the life you've always dreamed of. This is more than just a home; it's a permanent resort retreat within the comforts of your own abode. If you seek the epitome of Luxury and Lifestyle and demand the utmost in Quality and Position, look no further. Contact Irena Marasea, your Exclusive Brookwater Specialist, at 0404 099 041 to seize this opportunity. Selling forever lifestyles for over 20 years.