

7 Greg Norman Circuit, Brookwater, Qld 4300

House For Sale

Thursday, 16 May 2024



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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 717 m2

Type: House



Veronika Jasiocki

EXPRESSIONS OF INTEREST

Step into a realm where luxury intertwines seamlessly with serenity. This architecturally designed gem stands as a testament to refined living, where no detail is overlooked in pursuit of comfort and sophistication. With its impeccable finishes and captivating views, residing here is an invitation to elevate your lifestyle. Welcome to a home where every moment is adorned with style and convenience. This stunning home is perfectly positioned on one of the most elevated 717m² blocks in the 'jewel in the crown' of the Greater Springfield region, 'Dress Circle - Brookwater'. Leisure and lifestyle await, with the prestigious Greg Norman designed championship golf course on your doorstep. You will be spoiled for choice with pristine parks throughout Brookwater and in particular a manicured parkland on Greg Norman Circuit (yet to be completed). Perhaps you prefer the bushland views and mesmerising sunset from your perfectly positioned dual entertaining decks and inground concrete pool. You will enjoy easy access to the Centenary Highway, Mater Private Hospital, University of Southern Queensland, walking distance to the Brighton Homes Arena, Total Fusion Health & Wellness Club, excellent Schools and Day Care Centre's. You will most certainly appreciate the easy access you will have from Dress Circle to Orion Shopping Centre via Australia Avenue. Convenience is truly aplenty at this address. As you enter through the grand timber pivot door, you will be greeted by the abundance of natural light that flows through this impressive split-level designed home. As you continue to explore the home you will discover:

LOWER LEVEL:- Luxury kitchen with 40mm Caesar Stone waterfall island bench, plumbed fridge space and high end Smeg appliances, including an induction cooktop & concealed dishwasher- Butler's pantry/laundry, with plenty of cupboard and bench space, Puretec Designed Tap - Instant boiling, chilled and sparkling water, laundry chute, Smeg built-in microwave and impressive strip lighting- Open-plan living & dining radiates natural light from the overhead void and sliding glass doors with a retractable screen, opening to your back deck allowing for indoor/outdoor living- Separate carpeted media room with built in tv cabinet- Study room with built-in desk and additional cabinetry - Azek alfresco and living area decks to the rear of the home with adjoining bridge- Fully fenced landscaped yard with an automatic irrigation system including controller, rain sensor, dripline to gardens and pop-up sprinklers to turf- 6m x 3m inground concrete pool with glass pool fencing and LED colour changing lighting

UPPER LEVEL:- Master suite with private balcony, walk in wardrobe and ensuite with bath- Ensuite bathroom includes freestanding stone bath tub, dual rainwater shower heads, dual vanities and beauty station- Second bedroom with a walk-in wardrobe- Main bathroom with freestanding bath tub and two way access to the second bedroom- Third bedroom with a built-in wardrobe- Walk in linen/storage cupboard with built-in laundry chute

ENTRY LEVEL:- Impressive entry/foyer with stunning outlook and feature pendant lights- Guest/4th bedroom with a built-in wardrobe and glass doors opening to the front courtyard- 2-way bathroom from the guest bedroom- Double remote garage with internal access to the home

EXTRA FEATURES:- Daikin 16kw ducted air conditioning with Myair 5 premium home management system allowing for individual room zone control via touchscreen or mobile phone app- Security system- Eufy keyless entry- Ceiling fans- Beautiful sheer curtains and plantation shutters (Master suite with automatic curtains)- Porcelain tiles & quality carpets- Eco outdoor natural stone cladding- Louvered windows- Rinnai gas instantaneous hot water system- Premium 6.6kw solar system- Underground 5000L Colorbond water tank plumbed to toilets and external taps- Insulated walls and ceilings- Colorbond roof- NBN internet- Built March 2023

ADDITIONAL INFORMATION:- Currently owner occupied and move in ready- Ipswich City Council Rates: \$841.60 per quarter (Subject to change)- Urban Utilities: \$242.01 per quarter + water usage charges (Subject to change)- Body Corporate: \$553 half yearly (Subject to change) For further details or to arrange a private inspection please call or SMS Veronika on 0436 444 426. Disclaimer: Whilst every care is taken in the preparation of the information contained in the marketing, V & Co. Realty will not be held liable for any errors in typing or information. All information is correct at the time of advertising.