

**8 North Street, Newmarket, Qld 4051**

**House For Sale**

Wednesday, 12 June 2024

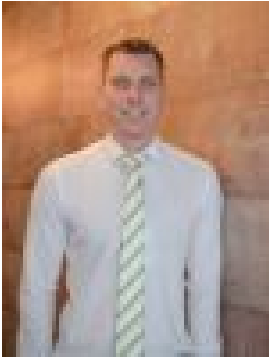
**8 North Street, Newmarket, Qld 4051**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## For Sale

Meticulously designed, is this incredible opportunity to secure a brand-new residence in the inner-city base of Newmarket. Constructed by local boutique developer, Sunparer, this custom designed residence comprises of five bedrooms, three bathrooms and accommodation for two vehicles, all situated just three kilometres to the CBD. Positioned within walking distance to the thriving Newmarket Village, train station, Kedron Brook Bike Track, local shops and amenities, this location is buying at its best. Boasting an open plan floorplan, ideal for family living, this resort-style abode offers buyers the ability to take advantage of someone else's hard work and move straight in and enjoy. Upon entering the residence, you will be greeted by 2.74m high ceilings and European oak timber flooring. The oversized open plan living and dining area is overlooked by an immaculate kitchen and seamlessly connects to the alfresco via oversized glass sliding doors. The alfresco features an outdoor kitchen and flows out to the swimming pool and grassed backyard, all fully fenced and very private. The lower level also offers a fifth bedroom or media room, full bathroom, laundry, and double garage. Upstairs features high ceilings and comprises of four generously sized bedrooms, a second living area, study nook, and two bathrooms. The master suite features a walk-in wardrobe with custom joinery and an ensuite with shower, bath, and separate toilet facility. The upstairs living area has been thoughtfully positioned to create separation between bedrooms, ideal for families at various stages of life. The main bathroom is centrally positioned to service bedrooms 2, 3 and 4 and offers a separate toilet facility. Buyers will enjoy the low maintenance, lock-up and leave lifestyle on offer with the comfort of a brand-new build, ready to move in to and enjoy.

**Ground Level Property Features:-** Open plan living, dining and kitchen area with high 2.74m high ceilings and European oak timber flooring, all seamlessly connecting to the outdoor alfresco.- Undercover alfresco with Beefeater 4 burner stainless BBQ and bar fridge space and ceiling fan, flowing out to the swimming pool and fully fenced backyard. - Striking kitchen with stone benchtops, Bosch 90cm induction cooktop, 2 x Bosch multifunction wall mounted ovens, soft close cabinetry, Franke double sink, integrated dishwasher, and butler's pantry. - Fifth bedroom with built-in wardrobe and access to a full bathroom, ideal for guests, elderly parents or the space could be used as a home office or media room. - Double remote garage with epoxy flooring. - Generously sized laundry facility with hanging space, with side access and additional storage.

**Upper-Level Property Features:-** Generous master suite offering walk-in wardrobe with custom joinery and full-sized ensuite with shower, bath, and separate toilet space.- Three additional bedrooms with Tuscan sun carpet with superior underlay, ceiling fans, and built-in wardrobes. - Additional living room, ideal for families requiring multiple spaces to relax and enjoy.- Separate study area. - Main bathroom with bath and shower facility, floor to ceiling tiles, private toilet and storage cabinetry.

**Additional Features:-** Fully ducted Air Touch and zoned air-conditioning throughout.- Swimming pool with frameless glass and tiled surrounding area. - Large linen cupboard, ideal for buyers seeking extra storage.- 52 bottle feature wine cellar. - Wall-mounted clothesline.- Astral pool pump, filter, and lights, with Bluetooth app control.- Zodiac pool cleaner.- Lemaar Almere white lever hardware throughout.- Lithostone Calcutta Statuario stone throughout.

With an abundance of local transport options at your doorstep, parks, cafes, Newmarket swimming pool and plenty of open spaces including bike networks, Newmarket is certainly a place that the locals would rather keep secret. Buyers will be spoilt for choice with Newmarket's Reading Shopping Centre and Newmarket Village Cinemas, Wilston Village, Stafford City, Big W and Woolworths and Coles Alderley. North Street is situated in the highly renowned Newmarket State School & Kelvin Grove State College catchments and is also a short drive to QUT Kelvin Grove campus. The location provides ease of access to the Airport link and Clem 7 tunnel with the Brisbane CBD only a 10min drive and linking you with the north and south coasts.

This is a prime opportunity to secure a brand-new residence so close to the Brisbane CBD. Please contact Matthew Jabs on 0422 294 272 or Ross Armstrong on 0409 299 653 for further information.

**\*\* Disclaimer\*\*** This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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 contained in the document or provided within 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 by a party through their own due diligence.