

84 Coolibah Street, Bardon, Qld 4065

LUV&CO
estate agents

House For Sale

Wednesday, 17 April 2024

84 Coolibah Street, Bardon, Qld 4065

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 744 m2

Type: House



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Auction

Auction Location: On-Site Welcome to 84 Coolibah Street, Bardon – a one-of-a-kind contemporary family home designed and built to be sustainable and responsive to the subtropical Bardon environment. Maximising the opportunities offered by this unique site in a private enclave of Brisbane's most desirable suburb, this five-year-old home facilitates the aspirations of modern family life and is built to be energy efficient, supremely comfortable, and environmentally resilient. Set discreetly away from the street at the end of a gated easement, 84 Coolibah Street has been carefully designed to provide beautiful and functional spaces for a growing family. There is space to balance social interaction, connection to the landscape, sanctuary, privacy and security – a box of delights for joyful living. The spectacular atrium benefits from a northern outlook, capturing sunlight and blending the line between inside and out in an effortless manner. This is a light, bright and spacious zone in which to sit down with the family for a meal, or to use as a relaxing area for young and old alike. Further indoors, the adaptive lounge has beautiful green views along with a sightline to the swimming pool. In the cooler winter months the cosy fireplace becomes the heart of this home. The sensational Caesarstone benchtop is the focus of the kitchen, designed to bring together friends and family. Blending style and practicality for those with a passion for cooking, there is five-burner gas hob, SMEG oven, SMEG dishwasher and a plethora of storage. Aligned towards the southern boundary on the ground floor is the flexible fourth bedroom – equally useful as a dedicated home office or study – along with the spacious laundry and shower room, and the downstairs powder room. Travelling up the bespoke timber staircase to the upstairs lounge, you will be welcomed by the sunlight filtered through the insulated clear roof sheeting. Accounting for the warmer summer days, an electric awning overhead blocks stronger rays with the touch of a button. The upstairs lounge itself is a serene sanctuary overlooking the garden and atrium, and would be ideal as a children's play area. Directly accessible from the upper lounge are two sizeable bedrooms, both with plush carpeting, large built-in wardrobes and of course ducted air-conditioning. Next to these is the family bathroom with a full-size tub and shower, stone-topped vanity, and a delightful green view to the south. To the other end of the second level is the Master retreat. With floor-to-ceiling windows, this is a sensational spot to take in the captivating nature outside and the complementary build of the house within. Neatly positioned behind the main bedroom is the capacious walk-in wardrobe, as well as a luxurious en-suite with sleek double vanity. The exterior of the property is just as inviting as the house itself. The swimming-pool provides for cool and sheltered swimming in summer and reflects the winter sunshine onto the living room ceiling. The green gardens (remember this is a 744sqm block) are ideal for children playing outside or a treasured pet to roam around. Then there's the wow-factor of the half-court basketball key – a real talking-point and focus of fun when entertaining. The double carport offers protection from the elements for vehicles, and also provides plenty of storage for bigger toys, tools and equipment. If you drive an electric vehicle, there's a Tesla battery that could charge up your vehicle – and with an array of solar panels on the roof, power bills will be slashed. Passive design principles, quality building materials, rainwater tanks, photovoltaic panels and low maintenance native landscaping have been employed to deliver an energy efficient, durable and sustainable dwelling. Importantly – as Ithaca Creek is just 70 metres away – the house is designed and built to sit well above flood levels. It is also fully screened to allow natural breezes to cool the interior without letting any unwanted insects or visitors into the home. 84 Coolibah Street falls within the catchments of the renowned Ashgrove State School and the highly-regarded The Gap State High School. There are also a number of excellent day-care centres and private schools nearby. Of course, Bardon offers plenty of green spaces and parks with bike and walking tracks all around. Bardon Bowls Club, Goodlife Gym Bardon, and Bowman Park are all just metres from your front door, while Rosalie village, Suncorp Stadium and the Botanical Gardens are just a few minutes' drive away. Public transport is also a breeze for getting you into the CBD. Mixing contemporary luxury, energy-efficiency, practicality and whimsical delight, 84 Coolibah Street is a perfect package that is so much more than the sum of its parts.