

# 9 Scoparia Drive, Brookwater, Qld 4300



## Sold House

Thursday, 14 March 2024

9 Scoparia Drive, Brookwater, Qld 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 943 m2**

**Type: House**



Veronika Jasiocki

**\$1,683,000**

This exquisite split-level residence is characterized by thoughtful design and architectural brilliance. Meticulously crafted, every aspect of this dwelling reflects quality craftsmanship. From its spacious and harmoniously designed interiors to its grand yet intimate atmosphere, this immaculate home promises an unparalleled lifestyle. Fostering a seamless link between the home, the pool, and the surrounding outdoor landscapes, this home stands as a true masterpiece. The residence is built on a 943 sqm block along one of Brookwater's most elevated streets. The layout features separation through its unique split-level design. The captivating interiors begin with a grand entrance lobby leading you to the expansive kitchen, living, and dining areas. The seamless indoor/outdoor living experience is accentuated by the custom bi-fold doors. The primary living area provides a serene setting to appreciate the bushland views and effortlessly connects to the resort-style pool and heated spa area. Experience the magic of this area as it comes alive at dusk, with the soothing flow of the waterfall and the twinkling glow of your lights illuminating the scenery. Occupying a private level, the master suite boasts a thoughtfully designed walk-in wardrobe and ensuite bathroom, complete with a freestanding tub, dual vanity, and beauty station. This level effortlessly links to the lower floor, housing three additional bedrooms, a master bathroom, and a second living space that unfolds to the secluded backyard oasis. The uppermost level houses the home theatre equipped with a projector, screen, and built-in cabinetry. Additionally, the upper level features a home office, complete with a built-in desk and cabinetry. This floor provides a harmonious blend of entertainment and productivity.

**KEY FEATURES:-** Split-level residence - Spacious kitchen with granite benchtops, an array of cupboard space, soft close drawers, and Miele appliances including an Induction cooktop, Oven, Microwave/second oven, and integrated Coffee Machine and Dishwasher - Beautifully connected with the outdoor BBQ and pool area, it is perfectly positioned and is a seamless central hub of the home - Open plan living area opening to the back deck and bifold doors that open to the outdoor entertaining area and pool - Powder room with an external door connecting to the pool area- Master suite with a walk-in wardrobe and ensuite bathroom- Carpeted second bedroom with a walk-in wardrobe and two-way access to the master bathroom- Carpeted third and fourth bedrooms with built-in wardrobes- Second living room on the bottom floor that opens to the back outdoor entertaining space and backyard- A customized outdoor Sala featuring aluminium screens and automatic full-width (commercial) screens guarantees year-round utilization by offering double the level of sun and weather protection as needed- Architectural ceilings- Hardwood floors throughout ( flooring has been refreshed and in great condition ) - Abundance of storage with a large walk-in linen cupboard on the bottom level as well as double linen cupboards in hallway - Designer light switches and smart wiring- Tinting to all external windows and doors- Steel frame- Speaker system- Fibre optic high-speed internet- Alarm system & Intercom system- 2 water tanks under the home- Extra storage space under house - Triple garage that includes room for your buggy- Workshop space in garage - 5.6kw solar system with 22 panels and 3 solar hot water panels - Built in 2005- 943sqm manicured block - Manicured gardens with mature citrus trees providing a private sanctuary in your own backyard

**ADDITIONAL INFORMATION:\*** Currently owner-occupied and move-in ready\* Urban Utilities: Approx. \$229.40 per quarter + water usage charges\* Ipswich City Council rates: \$841.60 per quarter\* Body Corporate Levies: \$401.10 half yearly

Brookwater stands out as a prestigious community renowned for its award-winning Greg Norman Designed Golf Course and convenient surroundings. All essential amenities are within arm's reach, with convenient access to the Centenary Highway, Mater Private Hospital, University of Southern Queensland, Brighton Homes Arena, top-notch schools, and day-care centres. The seamless connection to the Orion Shopping Centre and Springfield Central Train Station via Australia Avenue adds to the overall convenience, making this address a truly convenient and well-connected choice.

**ACT NOW**, as opportunities to secure a home of this calibre don't come around often. For more information or to coordinate a private inspection, please kindly reach out to Veronika on 0436 444 426

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