

**Address available on request, Chelmer, Qld 4068**



**House For Sale**

Friday, 3 May 2024

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**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



Martin Hood

## Offers Over \$2,500,000

Presented to the market for the very first time since its completion in 2013; this quality-built home situated in arguably Chelmer's finest residential Avenue will be sure to impress. Without doubt, the amalgamation of good design and fastidious and detailed construction within the Character Housing Code, has created this modern contemporary icon that easily delivers a relaxed in/outdoor living and entertaining home. This is highly noticeable from the expansive undercover patio that connects to a low maintenance hedged garden with selected trees, beneficial to adding privacy to this flat 449sqm allotment. A stepped pathway under advanced Frangipani trees leads you to the entrance where you will appreciate an impressive entry and ceiling void. Once inside the Hardwood Brush box floors takes over and you are mesmerised by the elevated 2.7m ceilings. The carefully considered floor plan allows you to enjoy an open plan living and dining environment downstairs where a delightful, superior appointed kitchen and walk-in pantry feature. This ground level includes the laundry, full bathroom, garaging and the fifth bedroom/guest bedroom which could become your work from home office/study. Upstairs provides 4 large bedrooms and 2 bathrooms which include the main bedroom suite appointed with a large ensuite and a walk-in robe. One of the main features to this level is a family room with custom built-in cabinetry, perfect to enjoy your favourite television show on a lazy Sunday afternoon. Designed to maximise the sense of light with the use of a strategically placed glazing, plantation shutters and a white palette d&acute;cor, this home also captures gentle prevailing breezes. When the weather is still, simply engage the climate controlled ducted air-conditioning or ceiling fans available to each level, ably assisted by insulation batts and oversized ceiling heights. Each window and door have been equipped with Crim safe security screens that also assist with privacy throughout. Positioned in the prestigious high side location of 'Chelmer', this substantial residence features premium appointments and is perfectly placed amongst quality properties. It is only moments to buzzing village cafes, restaurants, cinema, sporting clubs and recreational parkland, whilst transport to the CBD, Universities and notable schooling has been provided via trains and buses. Features:

- Constructed and completed in 2013 under the Character Housing Code guidelines
- Fully fenced 449sqm allotment on 2 lots
- Two levels of living with 5 bedrooms (downstairs bedroom could be utilised as home office/study), 3 full bathrooms, open plan living, dining and kitchen and upstairs family room with custom built-in cabinetry. Built-in laundry cabinetry
- Custom 2 Pak with soft close cabinetry, stone bench tops, premium Neff appliances including separate steamer oven and wall oven, induction cooktop, recessed rangehood, Miele dishwasher and walk-in pantry. Refrigerator space offers water enable option
- Large volumes of storage cupboards throughout each level
- Elevated ceiling heights of 2.7m ground level and 2.6m upstairs level
- Double remote garage, internal storage cupboard and epoxy floor
- Crim safe security doors and screens, 3 phase power, 23 kw Daikin Ducted Air-Conditioning, ceiling fans, Chromagen Solar Hot Water unit with 300L ground storage tank and booster
- Brush Box hardwood T & G timber flooring downstairs and to stairwell, premium carpets upstairs
- Rear undercover patio and front balcony
- Landscaped manicured gardens with outdoor paved courtyard, garden fountain, espalier decorative plantings along side boundary fencing. Stepped paved entryway through Frangipani trees and low hedging. Bin enclosure