

**11 Gurley Street, Wavell Heights, QLD, 4012**



**House For Sale**

Wednesday, 14 August 2024

11 Gurley Street, Wavell Heights, QLD, 4012

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## "Aria": Flawless and Functional Architectural Marvel

Crafted without compromise, "Aria" epitomises architectural brilliance. Designed to be as flawless as it is functional, it's the ultimate family entertainer. Enhanced by VJ feature walls, soaring ceilings, and the natural elegance of Blackbutt timber flooring, it's clear to see no expense has been spared in creating this modern marvel. The designer kitchen emulates this, boasting a 40mm stone island bench, top-tier Bosch appliances and butler's pantry. An open plan living and dining area is the perfect complement, seamlessly merging with an alfresco terrace where you can host guests in style. Complete with an outdoor kitchen, it overlooks an elevated backyard and flows onto the poolside terrace where a saltwater pool sparkles in the sunshine.

Sprawled across a generous floorplan that includes a media room and sunlit rumpus room, a stunning Victorian Ash staircase links the two levels. Upstairs hosts four of the five bedrooms, led by a blissful master suite with a custom walk-in robe and indulgent ensuite. Modern bathrooms adorned with full-height tiling beckon on each level, with the ground floor also playing host to a guest bedroom, study and wine cellar.

Nestled on a fully fenced 607m<sup>2</sup> block and resting on the high side of the street, you'll love life in this peaceful pocket of Wavell Heights. Supremely convenient, enjoy being within walking distance to schools, cafes, and parks and only 10km (approx.) from the CBD. Reward yourself with "Aria", an oasis where luxury and lifestyle converge. Inspect today!

### Property Specifications:

- "Aria": Architecturally designed and master crafted to be a flawless yet functional family entertainer
- Fully fenced 607m<sup>2</sup> block on the high side of a peaceful street
- As-new, built by renowned Lancon Homes with a desirable north-south aspect and stunning street presence
- Professional, mature landscaping provides a natural privacy barrier
- Exquisite interiors enhanced by VJ feature walls, high ceilings, Blackbutt timber flooring and square set ceilings
- Designer kitchen with 40mm island bench, Bosch appliances, integrated dishwasher and butler's pantry
- Wine cellar with timber panelling and tempered safety glass
- Oversized living and dining area flowing seamlessly onto an alfresco terrace
- Media room downstairs plus a sunny rumpus room upstairs
- Master suite features a custom walk-in robe, and stunning ensuite offset with floor-to-ceiling tiles
- Three additional generously sized bedrooms with built-in robes
- Fifth bedroom (downstairs), with a built-in robe plus a separate study
- Modern bathrooms adorned with full-height tiling on each level
- Alfresco space features an outdoor kitchen, flows onto the backyard
- Oversized saltwater pool
- Victorian Ash staircase with frameless glass balustrade and timber batten screening
- Abundant storage, including a walk-in linen press and in the large laundry
- Double garage with epoxy flooring
- Custom window furnishings including block out blinds and sheer curtains
- Electric front gate
- Ducted air-conditioning and ceiling fans
- Positioned in a quiet pocket of Wavell Heights, walking distance to schools, cafes, and parks

Best Offers, Closing Wednesday 11th September at 12:00pm, if not SOLD prior.

### Additional Information

Council Rates: \$654.95 approx. per quarter

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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