

11 Rowning Court, Karalee, QLD, 4306



House For Sale

Thursday, 24 October 2024

11 Rowning Court, Karalee, QLD, 4306

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Type: House



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The Epitome of Luxury Acreage Living

The sophistication of this recently completed acreage home is undeniable. Part of an elevated, flood-free estate of newly constructed luxury homes, this low-maintenance acreage leads the way in comfort and style. Set well back from the quiet court, entry to the property is via an exclusive tree-lined driveway. The home has been perfectly placed and landscaped to make the most of the privacy offered by this highly desirable location only metres from the nearby Brisbane River.

The classic Hamptons design influence is clear with high ceilings and open-plan living areas flowing seamlessly between the various outdoor spaces. A neutral colour palette has been used for all the top-tier inclusions and most inclusions have been substantially upgraded. It is readily obvious that this is no ordinary residence.

The home is light-filled and airy with ducted air-conditioning throughout. The backyard makes it a pleasure to be outdoors to take advantage of the bush views, landscaped gardens, a heated magnesium swimming pool, children's adventure playground and a firepit with sandstone surrounds. The acreage is fenced to contain both family pets and small children.

Four of the five luxurious bedrooms have generous walk-in robes, plantation shutters and quality carpets. The fifth bedroom is currently utilised as a spacious home office and is ideal for that purpose with Fibre To The Premises (FTTP) already installed to deliver a premium internet connection. The main bedroom will definitely impress due to both its size and opulence. It offers a sizable parents retreat, a vast walk-in robe and a palatial ensuite with a large shower, free-standing bath, double vanity and separate toilet. The guest bedroom (which opens directly to an inviting gazebo) also boasts an ensuite and the family bathroom is just as stunning. For guests there is an additional powder room.

In the living areas hard-wearing hybrid timber floors are a feature, with the exception of the media room which has been carpeted to ensure that the acoustics are optimised. The lounge has the convenience and charm of an electric fireplace in a classic setting. The dining area is surrounded by glass on three sides and is large enough for even the most substantial dining furniture. The open plan living area is enhanced by the perfect placement of the kitchen at the heart of the home.

Caesar stone is used in all wet areas throughout the home including the kitchen. The extra thickness of the stone is just one of the signs that no expense has been spared in the fit out. Brushed Brass taps, SMEG appliances and the sizeable Butler's Pantry will also impress in the kitchen. As you would expect, high quality storage, soft closing drawers and a substantial breakfast bar are among other inclusions.

The oversized laundry provides a mud room entry and has an adjoining walk-in linen cupboard. Secure parking for at least four vehicles is provided by both an internal entry double garage and an adjacent double garage. The second garage allows for workshop space, extra storage or even a home gymnasium. A 7,000 litre rainwater tank has been plumbed to both the toilets and washing machine as part of the commitment to minimise the home's environmental footprint. Three Phase power is connected to the home which allows the 16Kw Solar system to export power back to the grid at a higher rate and therefore a greater cost saving. It should also be noted that this landscaped acreage has been deliberately tiered to ensure that all levels are easily accessible for a ride-on mower. This is low maintenance acreage at it's finest.

The Crossing Estate in Karalee is sewered and only minutes from the rapidly growing Karalee Shopping Village. The nearby Warrego Highway provides a freeway access to the Gold/Sunshine Coasts as well as Toowoomba and other western districts. It's roughly 15 minutes to the Ipswich CBD and 40 minutes to the Brisbane CBD. For more details, or to arrange an appointment for a private inspection, please contact Ian Keenan at any time.