

**110 Brookhaven Boulevard, Bahrs Scrub, QLD, 4207**

Ray White

## House For Sale

Saturday, 10 August 2024

110 Brookhaven Boulevard, Bahrs Scrub, QLD, 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matthew Griffin

## **LARGE FAMILY HOME - 3 SEPARATE LIVING SPACES - 255 SQM FLOOR PLAN - 537 SQM ALLOTMENT - MULTI PURPOSE SHED**

Nestled in the highly sought-after Brookhaven Estate, this expansive family residence on a very generous 537sqm corner allotment is positioned directly opposite Haven Park and also within walking distance to the Brookhaven Bean Café.

Built by Plantation Homes and completed in 2018, the home features high ceilings and ducted air-conditioning throughout, high quality fixtures and fittings, spacious open plan living / dining area PLUS media room PLUS an additional activity room or children's retreat, spacious entry hallway with timber door, large outdoor alfresco and a very generous, multiple purpose shed with two additional rooms; perfect for those buyers looking to work from home.

Brookhaven provides residents with a community lifestyle within a high-amenity, well integrated residential neighbourhood combining convenient connectivity and natural beauty. The area is enveloped by pristine natural surroundings and features extensive multi-use trails for walking and bike riding, multiple parks and lush open spaces.

With a myriad of features and benefits on offer, buyers should be quick to inspect as properties of this size and calibre will not last long.

### **Outstanding Home Features:**

Built by Plantation Homes and completed in 2018

537 sqm corner allotment

Floor Plan Size - Approximately 255 sqm

Huge multi-purpose shed with two rooms; perfect for those looking to work from home or a separate children's retreat

Timber front entry door with wide hallway

High ceilings and ducted air-conditioning throughout

Carpeted bedrooms and media

Floating timber look flooring to living areas, kitchen and hallway

Feature wallpaper to bedrooms, media and toilets

Stone benchtops to kitchen and bathrooms

Stunning kitchen with plumbed fridge space, 900mm electric oven and hob, dishwasher, built-in microwave, walk-in pantry, grand island bench with breakfast bar and 40mm Caesarstone benchtop

Spacious, combined living / dining area with built in cabinetry and large stacker doors to your covered rear alfresco

Very generous, separate carpeted media room

Additional activity room or children's retreat or study

Massive master bedroom with walk-in wardrobe, ensuite with double vanity and generous shower with extended niche

3 additional good sized bedrooms with carpet, built-in wardrobes and ceiling fans

Main bathroom with bath, shower with extended niche and separate toilet

Internal laundry with external access

Walk-in linen closet with additional storage closet

Double, remote lock up garage with external access

Fully fenced rear yard

### **Location Features:**

Prep to Year 6 - Edens Landing State School

Year 7 to Year 12 - Windaroo Valley State High School

Haven Park - 30 metres

Brookhaven Bean Café - 300 metres

Bahrs Scrub Early Learning Centre - 2.9 kilometres

Edens Landing State School - 4.4 kilometres

Windaroo Valley State High School - 3.4 kilometres

Canterbury College - 3.8 kilometres

Rivermount College - 12.4 kilometres

St Joseph's Tobruk Memorial School and Trinity College - 5.8 kilometres

Holmview Central Shopping Centre - 3.2 kilometres

Bannockburn Village Shopping Centre - 4.6 kilometres