

134 Birchwood Crescent, Brookwater, Qld 4300



House For Sale

Sunday, 23 June 2024

134 Birchwood Crescent, Brookwater, Qld 4300

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1114 m2

Type: House



Veronika Jasjecki

EXPRESSIONS OF INTEREST

Nestled in the heart of Brookwater, this exquisite family entertainer offers an unparalleled lifestyle with breath taking views of the 13th tee block. Thoughtfully designed by its owner-architect and built by Steve Parcell Building Services, this residence is one of a kind, creating a picturesque retreat for you and your loved ones. You will be captivated from the moment you step through the door. Strategically positioned to take full advantage of its elevated setting, this property boasts a flat yard ideal for the kids and pets to play. Designed with family comfort and convenience in mind, the residence features four bedrooms upstairs, including the master suite, with a fifth bedroom, third bathroom and the living areas conveniently located downstairs. Highlighting a variety of amenities, such as a rumpus room with a custom built-in bar, a media room with a stunning fireplace and a well-conceived open plan layout that enhances both family time and entertaining ease. FEATURES INCLUDE:- Beautiful kitchen with a custom breakfast bar, quality Bosch double ovens, Bosch electric cook top, stone countertops, Asko dishwasher and a walk in pantry- Open-plan kitchen, living, and dining areas that flow seamlessly into the outdoor alfresco space, creating a perfect setting for entertaining and family gatherings- Huge rumpus room with a custom built in bar and corner sliding glass doors that naturally flow through to the backyard for the perfect indoor/outdoor entertaining space- Generously sized separate media room with a stunning feature electric fireplace and a built-in speaker system- Convenient study nook seamlessly integrated into the living area- Covered outdoor entertaining area with a picturesque view of the pool- In-ground 7.5m x 3.5m mineral swimming pool with Astrol pool heater exchanger and quality fencing- Master suite with a walk-in wardrobe, ensuite bathroom with dual vanity and a private balcony with bush land views and views of the 13th tee- Four additional bedrooms all with built in robes and ceiling fans (Complete Blackout cassette blinds to 3 of these bedrooms)- Three elegantly designed bathrooms, featuring a luxurious master ensuite, a sophisticated family bathroom upstairs, and a stylish downstairs bathroom complete with a shower- Internal laundry featuring ample storage and an external door for convenient access to the clothesline- A spacious double garage with extra storage/workshop space - Separate auto buggy garage- Epoxy flooring throughout the garage - Premium Thermodoor insulation panels to all garage doors (white vinyl laminated face, sisalation foil backing & flame retardant lightweight 35mm EPS) - Extra parking on the driveway- Double side gates for storing a boat or trailer- Garden shed to back yard- Spacious 1114m² block with a private, low-maintenance garden- Extensive storage provisions seamlessly integrated to complement the property's expansive layout- Fully zoned ducted air conditioning throughout the home, complemented by a substantial 5.08kW Solahart solar system with 18 panels that are tilted facing north- Security alarm system with 2 digital touch pads, plus 2 remote keys (Also allows for back to base, if required)- Tinted windows with fly screens to all windows and crimsafe equivalent to all patio sliding doors- Natural gas supply to the property with gas instant hot water - NBN ready - Foxtel/Cable point to media room ADDITIONAL INFORMATION:- Currently owner occupied and move in ready- Built in 2014, by Steve Parcell Building Services - Ipswich City Council Rates: \$841.60 per quarter (Subject to change)- Urban Utilities: \$239.49 per quarter + water usage charges (Subject to change)- Body Corporate: \$572.46 half yearly (Subject to change) 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 suburb a truly convenient and well-connected choice. For further details or to arrange a private inspection please call or SMS Veronika on 0436 444 426. Disclaimer: Whilst every care is taken in the preparation of the information contained in the marketing, V & Co. Realty will not be held liable for any errors in typing or information. All information is correct at the time of advertising.