

18 Forrestal Circuit, North Lakes, QLD, 4509



House For Sale

Thursday, 1 August 2024

18 Forrestal Circuit, North Lakes, QLD, 4509

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Leo Li

0732042416

Prestige home for a premium lifestyle in North Lakes.

Immediately on entry, this home's style shows you're walking into a quality property.

Positioned opposite landscaped leafy parklands with access to walking tracks, shopping and other major infrastructure, this family home has an emphasis on superior design, functionality and refreshing architectural influenced planning. It demonstrates what quality thoughtful application of clear intention to detail can achieve. Well beyond average expectations, it's simply built for the family to enjoy,

Walking over the threshold you're immediately aware the modern facade completely compliments the fresh open plan living. Surprisingly the layout manages to cleanly separate the various living space's intended use. All tastefully designed, the home easily caters for busy social events while the calming flow make the transition through the multiple living areas, well appointed kitchen and external extended areas seem effortless.

Quality kitchen appliances include stainless extra large gas cook-top and oven, stainless imbedded dual sinks in the central kitchen island, extra large fridge space and walk-in pantry. The designated chef has ample space for all their culinary creativity, while avoiding isolation from those you've chosen to spend time with.

There are two external alfresco areas adjoining the dining and family areas respectively. The first covered space has subtle down-lighting for a more gentle illumination and a wall imbedded gas heated fireplace for your evening pleasure. The second alfresco decked area is under sky and extends the secondary living/dining area nearer the kitchen, particularly useful for larger gatherings.

Upstairs you find another family common area, suited to a full lounge suite yet comfortable enough to function as additional movie viewing or simple relaxation centre.

The master bedroom's generous dimensions allow for oversized king furnishings, incorporates luxury styled ensuite facilities and a walk-in robe. The remaining 3 Bedrooms have various combinations of either BIR or Walk-in robe or an included study nook.

The bathroom on this upper level is finished to a high standard and centrally located to other rooms. All bedrooms and family living spaces on both levels are all maintained for environmental comfort as you'd expect with climate controlled, ducted reverse cycle air-conditioning.

Rain water is collected via a larger tank to the side of the property, discretely out of direct site and plumbed to the home for use by the lavatory, laundry and purpose included external garden taps.

In short, this property has a well executed floor-plan, is in a premium location, and complimented by its landscaped parkland surroundings. Before you ask, yes there is a double remote garage with internal access.

Take a look for yourself, just remember I only have one of these...

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Asset check list:

> Ground Floor <

- * Feature layered stone wall entrance.
- * Quality tiled floors and carpets throughout.
- * Multiple separate living areas
- * Formal lounge, Theatre room, Family room and separate dining
- * Well appointed kitchen, walk-in pantry, quality appliances & island bench for meals prep.
- * Covered, heated Alfresco plus separate deck area

- * Laundry with direct external access
- * Loo and powder room at ground level
- * Large Double remote garage with internal access

> First Floor <

- * Additional lounge/living area
- * Quality carpets through bedrooms & living space
- * Large Master bedroom walk-in robes, large luxury ensuite
- * Walk-in linen storage
- * Generous main bathroom
- * Bedroom 2 with walk-in robe
- * Bedroom 3 with study nook & BIR
- * Bedroom 4 built in robe

> General <

- * Close to major shopping, schools & public transport
- * Ducted reverse cycle air-conditioning throughout
- * Rain water storage feeds loos and gardening (Auto switches to mains water as required)
- * External covered alfresco dining space with Built-in mains gas heater (Cosy and aesthetically pleasing)
- * Additional alfresco decking area extends from kitchen/dinning
- * Fully fenced rear yard while both front & rear remain low maintenance
- * Landscaped front and rear gardens are tasteful yet simple and created to endure.