

**36 Emma Street, Holland Park West, QLD, 4121**

Place. 

## House For Sale

Tuesday, 1 October 2024

36 Emma Street, Holland Park West, QLD, 4121

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Elegant four-bedroom luxury home with swimming pool

Intelligently crafted by Nest Bespoke Homes, this multi-level property boasting sophisticated interiors and brilliant entertainment option offers a truly enviable lifestyle. Also inviting you to enjoy a luxurious swimming pool and a fantastic location, this sensational residence is close to family-friendly parklands and the city-bound Pacific Motorway.

Beautifully modern, the home is given incredible street appeal by its striking contemporary facade and landscaped front gardens. Continuing the refinement inside are details such as engineered timber floors, lofty ceilings and a calming neutral colour palette.

Capturing excellent natural light, a spacious open-plan living and dining area is situated on the property's ground level. Encompassing a wet bar with a Vintec wine fridge, this welcoming central space adjoins an exceptional kitchen displaying a breakfast bar, quality appliances, a butler's pantry and ample cupboard storage.

Outside, a covered al fresco area has built-in bench seating. Relax and host guests here, or ascend to the elevated terrace area to cool off in the Plungie in-ground swimming pool or unwind in the fully-fenced artificially-turfed area.

On the residence's upper level, a generous second living area provides superb 'breakout' space.

Looking out over the rear yard, a lavish master suite has a walk-in robe. An attached ensuite features floor-to-ceiling tiling and dual vanities.

There are also three additional bedrooms; one is ensuited and has a walk-in robe, while the others benefit from built-in robes. You will also find an immaculate main bathroom showcasing a separate bath and shower.

Complete with an internal laundry and a powder room on the ground level's lower split floor, the home also includes marvellous storage, a secure dual garage, air-conditioning, ceiling fans, skylights and a security alarm system.

A stone's throw from Joachim Street Park's playgrounds and the South East Busway, this spectacular property is near a multitude of shops and dining options. Whites Hill Reserve's sporting facilities and Toohey Forest Park's scenic walking tracks are just minutes away.

Positioned within the Marshall Road State School and Holland Park State High School catchment areas, this outstanding residence is also a short distance from Saint Joachim's Primary School, Saint Agnes Primary School and Saint Elizabeth's Primary School. Do not miss this exclusive opportunity – call to arrange an inspection today.

### Disclaimer

This property is being sold by auction or 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.

### Disclaimer:

We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.