

**4 Wentworth Place, Carindale, QLD, 4152**



**House For Sale**

Saturday, 10 August 2024

4 Wentworth Place, Carindale, QLD, 4152

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Nick Foster

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## Grand family entertainer on 1,004sqms overlooking peaceful parklands

Sharing an expansive 30-metre rear boundary and exclusive gated access into Edwards Park, this beautiful bespoke residence promises an unmatched family lifestyle.

Meticulously designed and Master-built to exemplary standards, the sprawling two-level address features an enormous 500 plus square metre home under-roof line. Recently renovated with impeccable flair, the Federation-inspired home now presents as a luxurious contemporary haven.

High ceilings, a spiralling entry void, and a series of huge interconnecting living zones create a superb sense of openness on the ground floor. Oversized windows welcome natural light and leafy streetscape vistas from the home's north-facing frontage. Meanwhile, the entire level basks in magnificent outlooks over the resort-style swimming pool and gardens, with its lush parkland backdrop.

Upstairs, four spacious built-in bedrooms include the breathtaking master retreat that must be seen to be truly appreciated. Featuring an ensuite and three separate walk-in robes, the room opens onto a vast 28sqm deck in a secluded tropical setting with picture-perfect pool and parkland views. The large 5th bedroom or professional home office enjoys a private ground floor position with access to that level's full bathroom.

The home's size and layout will appeal to busy households at any age or stage, as well as multi-generational families seeking stair-free accommodation for older live-in relatives.

Positioned in a quiet treelined cul-de-sac of the prestigious Carindale Country Club Estate, highlights of this exceptional property include:

- Private established 1,004sqm grounds backing directly onto a quiet section of Edwards Park
- Fully fenced and landscaped rear gardens with lockable gates; large flat child and pet-friendly lawns
- Custom master-built home; solid brick construction; fully insulated ceilings and walls
- First time offered to market; superbly designed, built, renovated & maintained by sole owners
- Freshly painted inside and out; as-new kitchen and bathrooms; stone benchtops throughout
- Open plan kitchen and meals area; adjoining family/rumpus room both enjoy direct garden access
- Separate sophisticated lounge and dining rooms also open through French doors to the alfresco area
- Huge entertainer's kitchen with striking 2Pac soft-close shaker cabinetry, marbled stone benchtops, island breakfast bar; butler's-style walk-in pantry, and large double door fridge/freezer space
- High-end Westinghouse induction cooktop and pyrolytic oven/grill; European Bosch dishwasher
- Double designer Franke sinks; Hydro Zip tap with boiling, chilled, and sparkling water
- Zoned ducted air conditioning throughout; ceiling fans; Crimsafe screens to most doors & windows
- 3 recently renovated bathrooms with gorgeous on-trend sage-coloured tiling and premium fittings
- Expansive covered alfresco/dining entertaining terrace with servery window from the kitchen
- 9m saltwater swimming pool with near-new internal finish; captures morning & afternoon sunshine
- Poolside sun deck with 2 large commercial-grade cantilever umbrellas and glass-framed park view
- Premium loop pile carpet to upper-level bedrooms; rich hardwood doors and joinery throughout
- Beautiful skylights and LED lighting throughout; extensive outdoor feature and flood lighting
- Hills Alarm system with smart device connectivity
- 'Vacuumaid' central vacuum system
- Abundance of storage including a large walk-in linen press
- Renovated laundry with chute from upper-level and direct access to private outdoor drying area
- Two hot water systems, to service each end of the home
- 3kw solar panel system; 3 phase power plus 3 separate power circuits throughout
- Automated underground garden and lawn watering system; operates on mains or tank (switchable)
- 10,000L rainwater tanks, plumbed into watering systems and garden taps via new Davey pump

- Retractable sunshades on the Western side of the deck
- Secure purpose-built home workshop plus a separate storage shed ideal for bikes, lawn mower etc.
- Double remote integrated garage with extra 1.2m wide, full-length storage/shelving area
- Additional covered carport securely accommodating 2 further vehicles including a boat or camper

Enjoying a tranquil acreage ambiance minus the maintenance, this prized address is set privately back from Bulimba Creek's walking trails and bikeways. Yet the parkland spoils and excellent transport routes are all accessible in moments simply by stepping outside the gate. Within catchment of the coveted Mansfield State High and Belmont State Schools, it is also minutes from Citipointe College, the Metropol Shopping Village, Pacific Golf Course (with its new world-class clubhouse and driving range), Westfield Carindale, and Gateway Motorway, connecting swiftly with the CBD, Airport, and Coast.

This property is being sold 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.

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"The attendee acknowledges that at all times while attending the open home/inspection they do so at their own risk and that the attendee (and other people in the care and control of the attendee) will not hold the owner, agent or any of their employees, contractors or agents liable for any personal injury, death, loss, theft or damage to their personal property, whether caused by the negligence of the owner, agent, their employees, contractors or agents, howsoever caused."