

**47/99 Brookwater Drive, Brookwater, Qld 4300**

**House For Sale**

Wednesday, 19 June 2024



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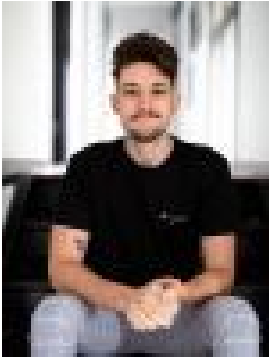
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 735 m2**

**Type: House**



Jarad Foyle  
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## Offers Over \$924,000

47/99 Brookwater Drive, Brookwater is an exciting opportunity we are proud to bring to the market for sale. Standing proud on a 735sqm block, this double storey family home is feature packed and boasts great forest views in Brookwater. The gated community "The Grange" is highly sought after due to the family orientated features such as the communal pool and entertainment area, as well as the masterplanned community focus housing setup. It also features direct access to the Brookwater Golf Course with buggy access. The home has just finished construction, achieving practical completion in late May, 2024. This is a brand new home that has never before been occupied, so now is the time to be the first family to call this beautiful abode home. The double storey design features 4 spacious bedrooms, 2.5 bathrooms, a 2 car garage with additional storage room, two patios for outdoor entertainment and two living room areas for the family to enjoy. The block boasts an expensive side yard with picturesque views of bushland throughout Brookwater. Upstairs, you will find most of your living spaces such as the media room, living room, kitchen, garage and storage. Entering the home through the patio, you are met with ample living space to combine your dining and kitchen area. The media room as doors to separate the area for family movie nights or to use as a spacious home office. Space is something this home has an abundance of, with a large walk in pantry, upstairs linen robe and an closed off tiled extension to the garage to be utilised as a store room. For those who love to bask in the sun, the kitchen and living room expands onto a covered deck/patio area that is fully tiled. Walking downstairs, this is where you find the main sleeping quarters of the house. The home features 4 generously sized bedrooms, all with built ins and ceiling fans throughout. The master bedroom features an covered patio area, a walk in robe and an ensuite to be envious of! Bedrooms 3 and 4 also share sliding door access to a covered patio to soak up the afternoon sun rays, and to expand the outdoor living of the home. On the theme of abundant storage, you also have a full under staircase storage area, as well as a linen closet in the downstairs laundry area that is separate from everything in the house. Outside, you can sum up with the words "spacious and grande". The 735sqm block is the largest block in the community (from our record search, please conduct your own research), and promotes space for the whole family! The two storey home design features a modern outlook with a grande status from the street and backyard. Make the space your own by adding to the landscape (STBC) 47/99 Brookwater Drive is situated perfectly for those looking for amenity. Within the gated community, you have a pool and entertainment area for communal use, and you are within walking distance to Brookwater Golf Course. You are 2 minutes to IGA Augustine Heights, 3 minutes to Woolworths Brookwater, 4 minutes to Springfield Orion, 4 minutes to Springfield Train Station and 35 minutes to Brisbane. Features that you will love about the property can be summarised up here: - Brand New Home, Never Before Lived In- Builder Warranties- Four Spacious Bedrooms- Two Living Spaces- Modern Home Design Throughout- Spacious and Grande on a 735sqm Block- Gated Community- Communal Pool and Entertainment Space- Additional Storage Throughout- Double Storey Properties of this calibre are hard to come by, so take the time to book and inspection with the team at Incline Property or come out to an open home. On hand, we have available more information on the property and are happy to answer any questions on this home. Are you looking at this property as an investment? We have some further information that will assist you! - Rates: Approximately \$550 to \$620pw - Body Corporate Approximately \$2285 per half year (\$87.88pw approximately) - Water: No Approximates Possible Do To New Build Status, Please Research - Rent: \$860pw to \$880pw Appraisal Ask us for more information: [Sales Brochure](#) Disclaimer: In writing this advertisement for a property sale, Incline Property has taken reasonable steps to ensure accuracy of information, however, it is expected that buyers and those interested are to undertake their own research and due diligence before buying.