

9/80 Kirkland Ave, Coorparoo, QLD, 4151



Townhouse For Sale

Friday, 16 August 2024

9/80 Kirkland Ave, Coorparoo, QLD, 4151

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Andrew McSweeney

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Rare 4-bedroom townhome offering the finest in luxury and lifestyle

Situated in an exclusive enclave just 4 km from Brisbane's CBD, this stunning as-new residence presents the ultimate house-alternative for families or downsizers unwilling to compromise on space.

Boasting direct street frontage and the privacy of only one adjoining wall, the home's luxurious two-level design promises the height of versatility. An expansive ground floor layout encompasses sunlit open-plan living and all-weather alfresco entertaining spaces. Meanwhile the upper level hosts all four bedrooms, or the option for three plus a huge multipurpose room with integrated study desk.

Enhanced by high ceilings and zoned ducted air-conditioning, every element of the interior has been finished with exceptional attention to detail. Beautiful wide-plank Oak flooring, European Miele kitchen appliances with additional Miele steam oven, elegant fully tiled bathrooms, and stone benchtops throughout create a genuine sense of opulence.

Enjoying the best position within the boutique "Kirkland Residences" complex (completed only a few years ago), Number 9 also features an excellent security system, incredible storage solutions, and the convenience of a double remote integrated garage.

Additional highlights include:

- Impressive indoor-outdoor space over two levels
- East-facing living features walls of architectural windows and a spiraling double-height void
- Private, secure, easy-care courtyard with a covered terrace basking in north-east sunlight
- Striking stone and 2Pac kitchen with breakfast bar; huge walk-in pantry; filtered water tap
- European Miele induction cooktop, pyrolytic oven, steam oven and dishwasher
- Four spacious built-in bedrooms; master with walk-in dressing room and private ensuite
- Two immaculate floor-to-ceiling tiled bathrooms plus a separate guest powder room
- Daikin zoned ducted air-conditioning with smart device control; ceiling fans throughout
- Crimsafe or insect screening to all doors and windows to capture cross breezes
- Separate internal laundry room; large linen presses on both levels
- Secure intercom access and alarm system
- Solar panels; water softener system; low Body Corporate
- School catchments for both Coorparoo State and Secondary Schools
- Beautiful home or solid investment in one of the city's highest capital growth suburbs

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Capturing sweeping district views from the upper level, this peaceful yet central address is within easy walking distance of the busway for a 10-minute commute to the CBD and less than 5-minutes-drive to Buranda Train Station (currently undergoing a major upgrade as part of the Cross-River Rail). Stroll to the restaurants, bars, cinemas, and markets at vibrant Coorparoo Square, as well as the local Coles, Woolworths, ALDI, fitness and medical centres, or cosy cafes and pub at Stones Corner Village. Metres from parkland, sporting fields, Langlands Swimming Pool, and popular Easts Leagues Club, families are surrounded by excellent childcare centres and schools including St James Primary, Coorparoo State School, Villanova and Loreto Colleges. Just moments from the M3, residents will enjoy swift connectivity with the Airport, Greater Brisbane, 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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