



45 Welbeck Street, Alderley

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A Sublime Statement Home.

'Echo' on Welbeck is a sanctuary of scenic seclusion and sprawling space offered to market by the unrivalled Activates Construction. One of the immutable and enviable elements of this private and elevated home is the lovely east-facing backyard, overlooking 4051 towards Moreton Bay (with accompanying breezes), and framed by lovely greenery. This orientation guarantees the home is both your summer and winter retreat.

You will delight in the timeless charm and modern luxury 'Echo' represents. Before setting foot inside, you are met by a modern facade: double gabled, an arched window, and hanging gardens are your gateway to a contemporary oasis. A dedicated outdoor sitting area with wrapping garden-beds adjoins the tiled entryway. Amenities aren't far, but your morning coffee spot is now at your front door. A mid-century inspired textured render completes this space.

The entry void is a welcoming space, one that warms and enriches you as you walk the front door. It is complemented by louvres and two high-set arched windows, soaking the internal floorplate with light. The wrapped, spiral lighting fixtures that guide you through the home are reflected in the curved hallway which flows perfectly to the house's heart.

FOR SALE
Under Offer

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LJ Hooker

The graciousness of this property is evident in the primary living area. On the ground level, ceilings 3.6m in height don't just soar above but awash the space in light and air. Unmatched ambience filters into this, and every, room because of orientation the way it is enhanced. This invites comparisons with light-filled galleries, and showcases the high level of finishes and fixtures. Bespoke, hand-chosen pendant lighting illuminates the kitchen. The stone island benchtop is an aesthetic masterstroke.

Two bays of sliding doors invite you through to the tiled al fresco area, complete with high ceiling and glittering in-ground pool. Here, you will also find a built-in BBQ area with accompanying bench-space. Memories will be made here. Don't just live. Enjoy the familial community this home fosters.

This seamless connectivity defines the family-oriented virtue of 'Echo.' Wide hallways guide you from room to room. The flexible floorplan provides extraordinary space for all. A potential sixth bedroom on the ground floor is complemented by the home's third bathroom. The first floor is a retreat for parents and children alike. What ties two of these upstairs spaces together is the view. Carrying from both the second lounge room and the master suite is a relaxing easterly view and green backdrop. This lends the home's its scenic feel.

The second living room means multiple generations can relax and spread out amongst many spaces. The envy-inducing master suite is finished to the highest standard. This, and each, room have an impeccable level of rich and engaging finishes and fixtures - essential to see in-person.

The great outdoors are around the corner at Grinstead and Alderley Grove Parks as well as the Kedron Brook, but your backyard has a grassed area and additional fire-pit space accompanying the pool.

'Echo' offers the peace of mind of being under builder's warranty. Secure a brand-new home with a maximum seven star energy efficiency rating. Do not do the hard work yourself and wait for a builder to complete a new home for you when you have the perfect offering here: an executive sanctuary of astonishing craftsmanship.

Features include, but not limited to:

- Fully fenced and retained 473sqm block.
- Main suite has double his/hers walk-in wardrobe
- Double vanity and floor to ceiling tiling in ensuite.
- Built-in wardrobes in all five additional bedrooms.
- Soaring 3.6m ceilings in the primary living room; 2.7m high ceilings upstairs.
- Square set cornicing downstairs - a perfect modern touch.
- Ducted and zoned air-conditioning throughout.
- A kitchen perfect for entertaining and family gatherings.
- Stunning stone island with curved edges and double-sided storage.
- Matching stone bench surrounds gas stovetop.
- Linear statement cabinetry accents the kitchen.
- Double Pyrolytic European ovens and gas stove.
- Butler's pantry with stone bench, wet area, and tiled splashback.
- Family-oriented storage over both levels of the home: under-stair space and walk-in linen cupboard upstairs.
- Tiled al fresco space with soaring ceiling, built-in BBQ area and rangehood.
- Spacious additional living area on the first floor with ambient aspect.
- Fluted vanities, freestanding bath, and shower nook in second bathroom; awesome bench space in adjoining powder room.
- Purpose built study on ground floor, and additional study nook on first floor.

- The void's arched windows flood upstairs study nook with light.
- 6.6kW solar system.
- Mud-area and storage in double lock-up garage.
- Laundry leading to external drying area: ample storage space.
- Contemporary colour palette - pastels through to subtle shades of white
- Third bathroom on ground floor finished with curved mirror and large tiles.
- Seven-star energy efficiency rating.
- Textured entry render a piece of mid-century design renewed for the 21st century.
- Front garden beds with built-in lighting wrap front al fresco sitting area.
- High-level finish to driveway.
- Gas mains connection.
- Zimi smart lights with bluetooth connectivity.

"Echo" was chosen as the name for this home by Activates because it reflects the deep connection that is felt within the space. In their words, just like an echo, the house carries the memories, voices, and moments that resonate through time. It's a place where laughter bounces off the walls, conversations linger in the air, and the quiet stillness holds a kind of warmth that calls you back, again and again. Each corner reflects the stories that will be built here, and like an echo, it reminds you of the past while inviting you to create new memories. There's a timeless beauty in its resonance-both in the way it feels to be here, and in how it will stay with you long after you've left.

This property is a triumph of modern design and finish, and a must-inspect. Call Dean and Simon to see how you can call this house, home.

MORE DETAILS

Property ID	1DPMF4N
Property Type	House
House Size	374 m2
Land Area	473 m2
Including	Study Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes

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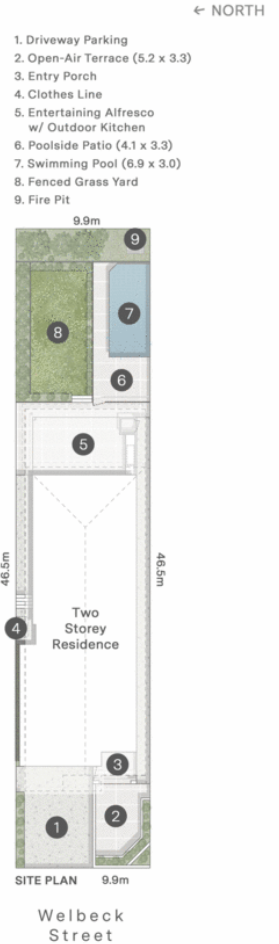
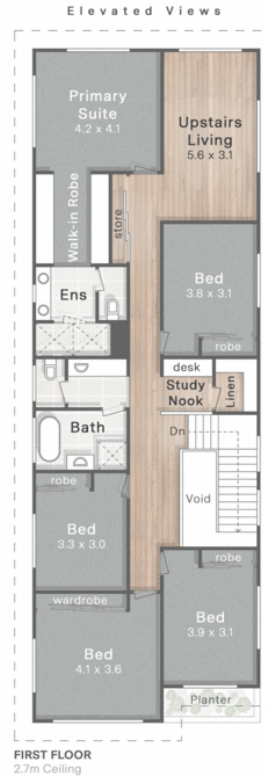
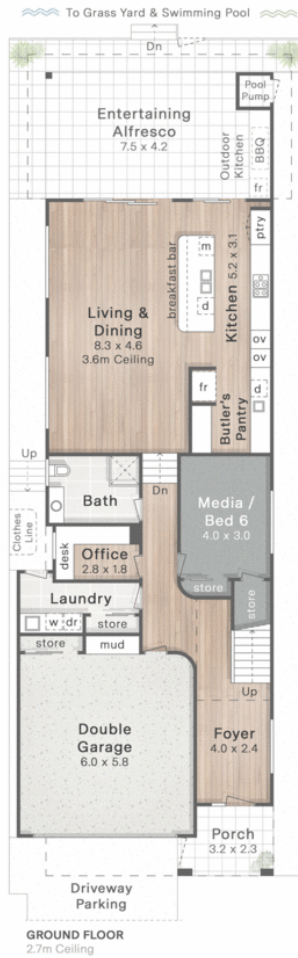
Echo
45 Welbeck Street
Alderley

- 5 Bed + Media + Office
- 3 Bath
- 2 Car + Off-Street

Internal 332m²
Alfresco, Porch & Planter 42m²
Total 374m²
Pool Area 42m²
Open-Air Terrace 17m²



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1. Driveway Parking
2. Open-Air Terrace (5.2 x 3.3)
3. Entry Porch
4. Clothes Line
5. Entertaining Alfresco w/ Outdoor Kitchen
6. Poolside Patio (4.1 x 3.3)
7. Swimming Pool (6.9 x 3.0)
8. Fenced Grass Yard
9. Fire Pit

← NORTH

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