

## Alderley, 47 Welbeck Street

A Timeless Sanctuary.

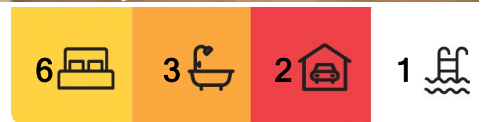
'Isola' on Welbeck, as the name suggests, is your island, your sanctuary and retreat from modern life: a true home. The new-build is another stunning offering from Activates Construction. An elevated east-facing backyard means the home is both your summer and winter retreat. Soak up views of 4051 towards Moreton Bay, and also take in Grange Forest Park and the Kedron Brook as part of your outlook. At this prized offering, you will feel both secluded from modern life yet conveniently located near everything the inner north has to offer.

The timeless charm of Alderley's Queenslanders meets modern luxury at 'Isola.' The home's twin gables, finished with timber arching, greets you from the street. A dedicated outdoor sitting area with wrapping garden-beds adjoins the tiled entryway. Walk to one of the local cafes, or enjoy your morning coffee at this secluded sitting area.

The entry is masterfully designed. What better way to be welcomed home than through the



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enriching light and air summoned by this space. This warmth continues through to the primary living area. On the ground level, ceilings 3.6m in height don't just soar but awash the space in yet more light and air. This, along with VJ accents, again tie the property to its Queensland roots.

This is complemented by the ample windows and openings which allow in light. Wide hallways guide you from room to room. Yet, the home's architectural design maintains its privacy and seclusion. This unmatched ambience is a continuing enhancement of the enviable orientation. The home is transformed into a light-filled gallery, showcasing the high level of finishes and fixtures that are unique to Activates' new-builds. Layers of style and texture engage you constantly.

The kitchen encapsulates this inspired homeliness. Warm, minimalist tones adorn the cabinetry, with timber accents creating lovely highlights throughout the kitchen and pantry. A stone island benchtop is an aesthetic masterstroke, with wainscoting around the base a signifier of classic charm. Bespoke, hand-chosen triple pendant lighting illuminates the kitchen and matches the tone and feel of the home perfectly. Every component of the property links itself to its other parts.

Two bays of sliding doors invite you from this homely space through to the tiled alfresco area, complete with high ceiling and glittering in-ground pool. Here, you will also find a built-in BBQ area with accompanying bench.

What better way to encapsulate the family-oriented virtue of 'Isola' than this connectivity between spaces, where your family can walk (or run) between the home's elements. What defines a family home, a family sanctuary better than this: the dynamic use of space. Six bedrooms are on offer, or the sixth can be a downstairs media room (with a third bathroom downstairs too). The built-in study, and additional study nook, are perfect as home offices, or for school work in the afternoons. With the closing of a door or the pulling shut of a sheer curtain, families can spread out and enjoy their own time while never being far from each other.

The sanctuary of 'Isola' is beautifully captured by the view from the second lounge room and the master suite. A lovely parents' retreat is formed, with a relaxing easterly view and green backdrop. This makes you feel like you are looking out onto another world far from Brisbane's inner north.

The main 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. Carefully considered and curated, there is that continuing sense of walking through your own personal gallery.

Even the outdoor spaces are beautifully crafted. Enjoy the flat, grassed area —a great cricket pitch. The rear of the block has its own sitting area with firepit. Of course, the flow from the pool to the alfresco and back inside is essential to this family home. Yet, the great outdoors are around the corner too - at Grinstead Park, Alderley Grove Park, Grange Forest Park, as well as the Kedron Brook.

'Isola' offers the peace of mind of being under builder's warranty. Secure a brand-new home with a maximum seven-star energy efficiency rating. You have the perfect offering



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here: an prized home 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.
- \* Decorative cornicing.
- \* Ducted and zoned air-conditioning throughout.
- \* Stunning stone island in kitchen with wainscoting around the base.
- \* Matching stone bench surrounds gas stovetop.
- \* Timber statement accents adorn kitchen cabinetry.
- \* 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.
- \* Modern 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.
- \* 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 —subtly warm shades through to grades of white.
- \* Third bathroom on ground floor finished with curved mirror and large tiles.
- \* Seven-star energy efficiency rating.
- \* Twin gabled fae your own touch of Queenslander heritage.
- \* 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.
- \* Hikvision security system.

"Isola" was chosen as the name for this home by Activates as it is inspired by the serenity and isolation here - like an island, it stands as its own peaceful retreat, a place where time slows down, and the outside world feels miles away. Nestled in nature, Isola symbolizes escape, tranquility, and a sense of being 'off the grid,' but still deeply connected to everything that matters. Whether it's the sweeping views, the quiet solitude, or the feeling of being enveloped by nature, Isola is a haven—a refuge from the noise of everyday life. It's a place to reconnect, recharge, and find clarity, like stepping onto an island where the only things that exist are the present moment and the beauty surrounding you.

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.



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## More About this Property

<b>Property ID</b>	1DRVF4N
<b>Property Type</b>	House
<b>House Size</b>	375 m2
<b>Land Area</b>	473 m2
<b>Including</b>	Study Air Conditioning Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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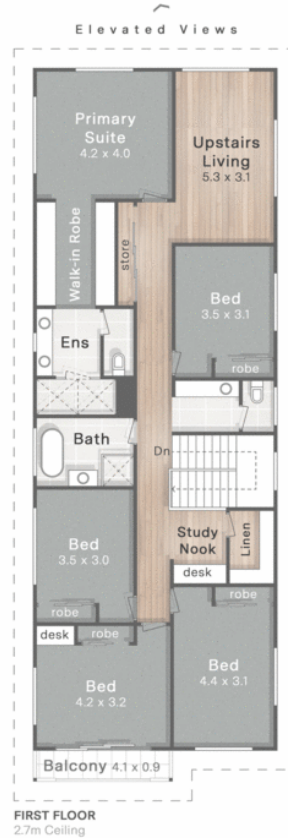
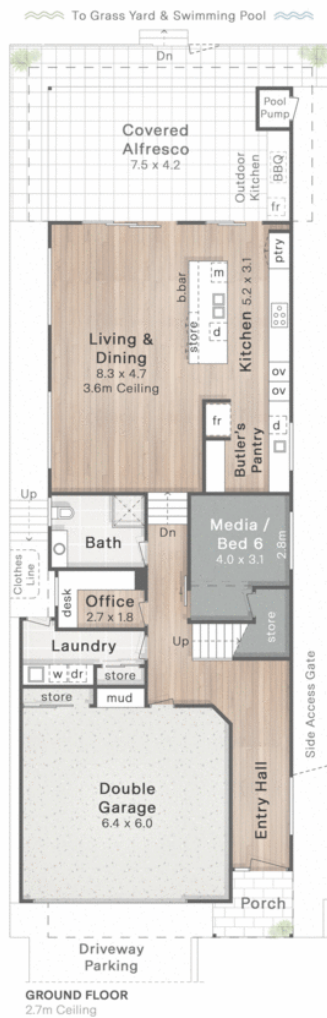
Isola  
47 Welbeck Street  
Alderley

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

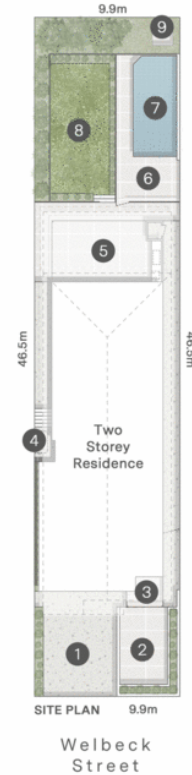
Internal 333m<sup>2</sup>  
Alfresco, Balcony & Porch 42m<sup>2</sup>  
Total 375m<sup>2</sup>  
Pool Area 44m<sup>2</sup>  
Open-Air Terrace 17m<sup>2</sup>



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- ← NORTH
1. Driveway Parking
  2. Open-Air Terrace (5.3 x 3.3)
  3. Entry Porch
  4. Clothes Line
  5. Entertaining Alfresco w/ Outdoor Kitchen
  6. Poolside Patio (4.4 x 3.1)
  7. Swimming Pool (6.9 x 3.0)
  8. Fenced Grass Yard
  9. Fire Pit



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