

Algerter, 33 Mount Moogerah Drive

SOLD BY THE GILLESPIE TEAM

Ducted A/C, plush carpet, porcelain tiles, designer tapware, and a suite of gleaming new kitchen appliances are just the start of a lengthy list of luxe features that abound in this brand-new 4-bedroom residence that's eager to welcome its very first owners.

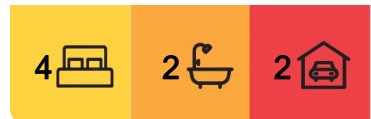
Highlights:

- Lower level combined living/dining/kitchen + bonus carpeted retreat area upstairs
- 4 carpeted bedrooms, all with ceiling fans, master suite has a huge WIR & ensuite
- 2 stunning black & white themed bathrooms + a matching downstairs powder room
- Fan-cooled rear patio overlooking a grassy fenced backyard with an idyllic north aspect
- Bountiful storage with a storeroom off the entry passage and back up in the big laundry

Everything about this stunning home is crisp and clean: the vividness of the freshly painted white walls and ceilings popping against the gorgeous deep grey hue of the divine carpeting across the upper level, and the jet black of all the door and window frames, a



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For Sale
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ljhooker.com.au/B23JF4R

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choice also selected for the finish of contemporary tapware and floating vanity units in the exquisite bathrooms.

A practical floorplan places the bulk of the living space on the sumptuously tiled lower level. Branching off the passageway from the front porch is a handy storeroom for stowing bulky gear like luggage and prams, the staircase to the bedrooms above, a brilliant laundry and a spacious powder room. Finally, it opens into a light-filled combined kitchen/living/dining area.

No less than four expansive window banks, complemented by glass sliders onto the north-facing rear entertaining patio and a window splashback behind the big gas cooker in the kitchen, bathe this lively hub in glorious natural light all day long.

The kitchen is brimming with banks of handle-free, soft close white cabinetry, embracing equally sleek countertops. The island dining bar facilities flow through this popular family hub and is fitted with a centrally positioned oversized single sink, stylishly under-mounted and fed by an elegant stainless gooseneck tap with black accents. Elsewhere is a dishwasher and a huge walk-in pantry.

At the top of the staircase to the carpeted first floor awaits a bonus living area providing a cosy inside space to set the kids up in when the weather keeps them out of the grassy backyard.

Of the 4 generously sized bedrooms - all with ceiling fans in case you don't wish to switch on the ducted A/C, 2 have mirrored built-in robes, while the third has a slider into a roomier walk-in closet. These 3 are well-served by a massive main bathroom with both a shower and deep tub.

In a league of its own, the master occupies the upper level's rear wing with a spacious bedroom, and a swish ensuite leading into a massive walk-in robe. The colour theme echoes that of the main bathroom down the hall and the powder room below, with circular basins (yes, two in here!) set atop white benchtops on floating vanities with black finishes over soft close drawers, matt black tapware and matching shower frames. It's all super slick and on-point design-wise!

From this booming new residential enclave in Algester, it's only a short drive to most amenities: Acacia Ride Shopping Centre and Watson Rd State School (5 mins), Sunnybank Hills Shoppingtown (9), Algester Asia and Pinelands Plaza (11), and Calamvale Community College (12).

Begin an exciting new life chapter in this family-focused community of high-end new builds.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

Property ID	B23JF4R
Property Type	House
Land Area	339 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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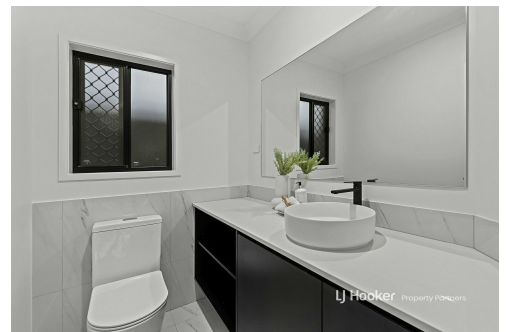
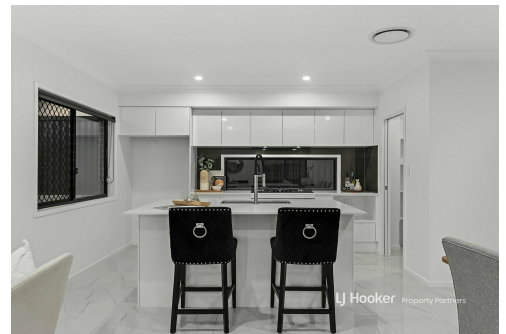
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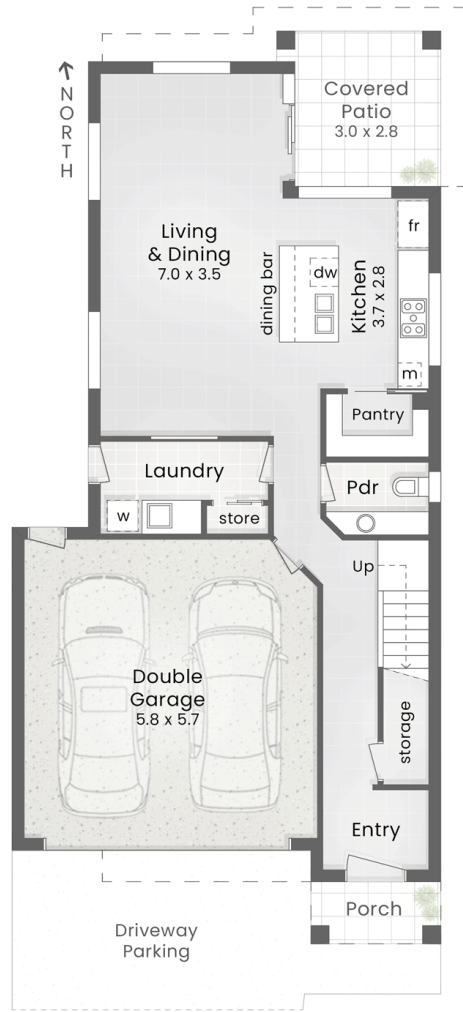
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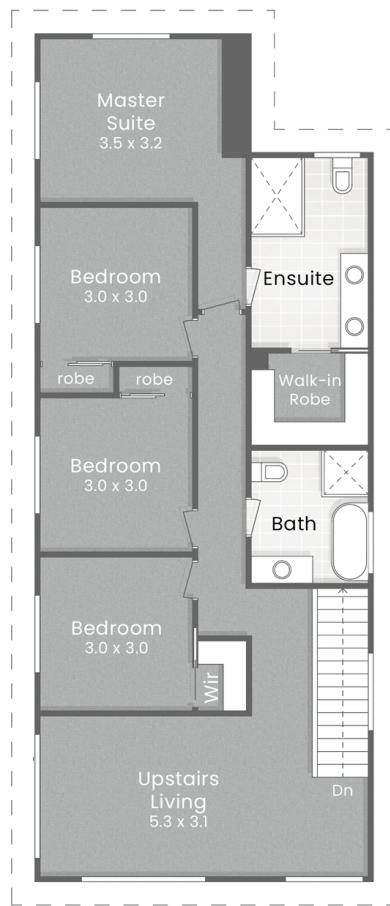
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:: GROUND FLOOR
2.6m Ceiling



:: FIRST FLOOR

LEGEND

1. Driveway Parking
2. Entry Porch
3. Side Access Gate
4. Covered Patio
5. Fenced Grass Yard 9.9m



:: SITE PLAN 9.9m

MOUNT MOOGERAH DRIVE

33 Mount Moogerah Drive ALGESTER

339m²

4 Bed

2 Bath + Powder

2 Car + Off-Street

Internal 206m² | Patio & Porch 12m² | Total 218m²

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