

## Bridgeman Downs, 37 Paperbark Street

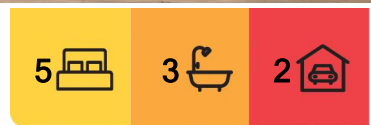
### A FUSION OF STYLE, COMFORT AND LUXURY

Impeccable style, generous sizing and an ideal position beckons with this incredible double-level residence, offering flawless living from its immaculate street appeal and beyond. Positioned in the premier suburb of Bridgeman Downs and providing all the elements desired for relaxed luxury, it boasts a sumptuous layout to suit families with over 300m<sup>2</sup> of indulgent under roof living.

A deluxe design with flawless attention to detail from OJ Pippin Homes, just over 2yrs old commands immediate attention with a modern farmhouse aesthetic delivering striking street appeal. Soaring ceilings and timeless styling enhance the impressive proportions throughout the multiple living spaces consisting of an upstairs retreat, a large open-plan living and dining and stylish media room; bespoke touches including a fireplace and high-end flooring. Practicality is paired with luxury in the chef's kitchen, featuring premium appliances, refined joinery, subway splash back and gas stove. Gorgeous pendant lighting hangs above a centre island with a butler's pantry providing extended provision.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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Large glass sliders open up the living zone to invite you outdoors, where a covered alfresco patio is ready to serve up outdoor entertaining in style. There is a built-in BBQ kitchen allowing you to perfect the art of easy entertaining whilst an adjacent fire-pit pad is adorned with festoon lights. The huge yard is fenced for peace of mind with any future pool already catered for with thanks to pool installation piers and a three-phase electrical system.

There are a total of five built-in bedrooms with each well-scaled. The master includes a walk-in robe and luxurious ensuite with dual vanity and beautiful free-standing bath whilst the family bathroom also provides an equally impressive fit-out. Downstairs, a third full sized bathroom is appointed with high-end fixtures and includes two-way access with the fifth bedroom; perfect for guest use. Additional features are numerous and include a large laundry with built-in cabinetry, ten zoned ducted air, solar electricity and oversized garage with storage.

Tucked away in a private new Bridgeman Downs enclave, residents will love being moments from multiple services including schooling, shops, dining and public transport. A five-star opportunity for those seeking nothing but the best, you'll get all the benefits of a high-class brand-new home without waiting for build time!

#### Deluxe Property Features:

- \* Luxurious showstopper with modern farmhouse aesthetic
- \* 2yrs old home with high-end fixtures
- \* High ceilings throughout
- \* 15.5KW ducted air (10 zones)
- \* Smart home features using my air android table
- \* Open-plan living and dining plus upstairs retreat
- \* Media room including fireplace
- \* Deluxe kitchen with butler's pantry, gourmet appliances, window splash back, extensive stone and large island with pendant lighting
- \* High end flooring throughout the home
- \* Covered outdoor entertaining area with built-in BBQ kitchen
- \* Fire pit entertaining area
- \* Large, fenced backyard with integrated pier inclusions for future pool
- \* Five built-in bedrooms; four privately positioned on upper level
- \* Master including walk-in robe and luxurious ensuite with dual vanity and freestanding bath
- \* High-end family bathroom plus, second master bedroom downstairs with two-way access
- \* 5KW solar power system
- \* Three-phase electrical system
- \* Laundry with built-in cabinetry/ superb storage
- \* Oversized garage with storage shelving
- \* Just minutes from shops, schools and transport
- \* 700m<sup>2</sup> allotment

#### Disclaimer:

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## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 1TK4F1H  |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 700 m2   |
| <b>Including</b>     | Study<br>Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Toilets (3)<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Fully Fenced<br>Solar Panels |

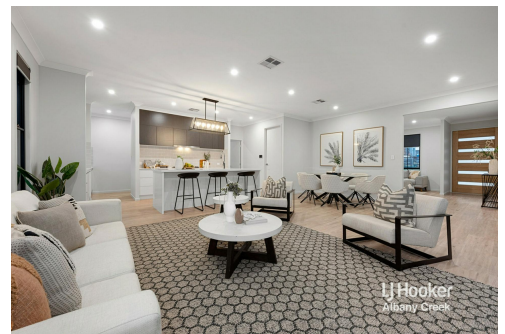
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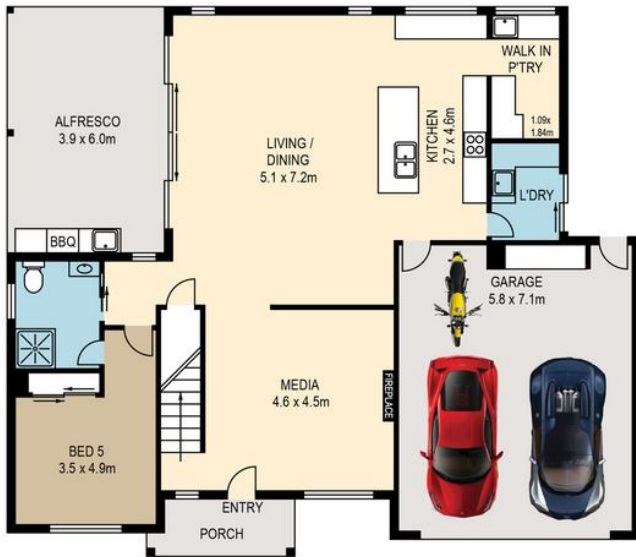
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LOWER LEVEL



UPPER LEVEL



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

internal 275sqm  
external 29sqm  
total 304sqm



37 PAPERBARK STREET

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