

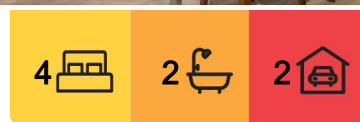
## Burpengary East, 13 Brook Crescent

### Lowset Living with Absolute WOW Factor

Beautiful on the outside, brilliant on the inside, this faultless lowset home will appeal to the astute perfectionist who demands the best of everything. Still sparkling like new and with a wonderful floor plan, prepare to be impressed by the chic modern finishes, incredible architectural style and spacious internal proportions.

The home is set on an ideal north/east facing 400sqm block and is designed in a way that the living/dining, stunning chefs' kitchen, alfresco entertaining area and lush lawn all flow and interact seamlessly. This "Bold Living" designed home features 4 sizeable bedrooms (plus an office), 2 stylish bathrooms and a double lock-up garage. An incredible cathedral ceiling extends over the living/dining and kitchen space, and provides absolute "Wow factor".

The home's chic modern design is complemented by its coveted location, which is on a quiet inside street within the tightly held North Harbour Estate. This estate is a thriving,



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**Contact**  
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**(07) 3263 6022**

master-planned riverside community just 40 minutes from Brisbane and 35 minutes from the Sunshine Coast. Designed for lifestyle and convenience, it offers over 1,000 acres of open space, including parks, playgrounds, bike trails, and future waterfront amenities like a marina and village centre.

Every now and again something extra special comes along, and this home is certainly one not to be missed.

**Special Features Include:**

- \* Low maintenance, lowset construction with many quality upgrades. The contemporary design provides a practical floorplan which incorporates spacious internal proportions, chic modern styling, neutral paintwork, quality flooring coverings, high ceilings, air-conditioning and exceptional attention to detail throughout. The home has been fastidiously maintained by the original owners and presents like new.
- \* The 3.44m high cathedral ceiling which extends over the living/dining and kitchen area is a standout feature of this stunning home
- \* The living/dining area adjoins the kitchen and flows out seamlessly to the alfresco entertaining area and landscaped backyard
- \* The stunning Caesar stone kitchen is the social hub of the home and features an oversized Island bench, a large walk-in pantry, soft close cabinetry, undermount double sink and quality stainless steel appliances including a 5-burner gas cooker with a 900mm oven and a dishwasher. This kitchen has been designed by someone who loves to cook and interact with family and guests at the same time.
- \* Exceptional under-roof alfresco entertaining area overlooks the tastefully landscaped lawn and gardens and features low maintenance and long-life Eco-decking. This alfresco area acts as another living space and is the perfect place to entertain family and friends.
- \* 4 sizeable built-in bedrooms; The luxurious master suite features a huge walk-in robe with quality cabinetry, and an ensuite with floor to ceiling tiles, oversized shower (dual shower head) recess and dual basin vanity.
- \* A separate office with a built-in desk is an ideal work from home space
- \* 2 beautiful quality designer bathrooms
- \* Lovely internal laundry
- \* Double remote garage
- \* Families, pets and avid gardeners will love the lush lawn and landscaped gardens. The backyard is fully fenced.
- \* Cool all year round with air-conditioning and ceiling fans
- \* Quality blinds/curtains, Crimsafe style and amplimesh security screens, an abundance of storage, downlighting, gas hot water system, insulation installed, garden shed and a large 6.6Kw solar system
- \* Outstanding rent and tax depreciation potential for savvy investors

Make your move with confidence - this is space, privacy & practicality at its absolute best. The location is superb and the home is stunning - to avoid your disappointment, act quickly. For further information or to arrange your inspection, please contact DANIEL WATERS.

**QUICK FACTS:**

Year Built: Completed 2018

Builder: Bold Living

Aspect: North/East facing



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Floor Area: 211.7sqm  
Land Size: 400sqm  
Ceiling Height: 3.44m cathedral ceiling, 2.59m ceilings to remainder of home  
Solar System - Yes, a 6.6Kw system  
Rental Appraisal - \$850.00 - \$900.00 P/W  
School Catchments: Morayfield East State School and Burpengary State High School

## More About this Property

Property ID	3ADTF1R
Property Type	House
House Size	211.7 m2
Land Area	400 m2
Including	Ensuite Study Air Conditioning Dishwasher Outdoor Entertaining Fully Fenced Remote Garage

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Whilst every attempt has been made to ensure accuracy,  
Floor Plans are representative and should be used as a guide only

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