



Boundary markings are approximate



Carindale, 7 Melrose Close

GRAND ARCHITECTURAL ELEGANCE IN A QUIET CUL-DE-SAC

Auction Location: On-Site

Nestled in a private cul-de-sac with direct access to Melrose Close Park, this architecturally designed double-storey home offers a lifestyle of luxury, comfort, and space.

Property Features:

- *Striking double-storey plaster rendered masonry construction, finished with durable Wattyl Granosite.
- *Fully insulated with double foil sarking fibreglass batts and tinted reflective glass, ensuring energy efficiency.
- *Wunderlich fully glazed Palomino Terracotta tiles in the elegant Modern French style.
- *A solar power system for sustainable living.
- *High ceilings across multiple levels, adding to the home's spacious feel.



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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For Sale
Contact Agent

View
ljhooker.com.au/BSN5F2S

Contact
Ming Body
0418 297 978
mbody@ljhpropertycentre.com.au

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(07) 3286 2500

- *Stunning A-grade jarrah timber flooring on the staircase and throughout the upper level.
- *Impressive grand entrance featuring a magnificent crystal chandelier.
- Garage & Storage:
 - *Expansive four-car lock-up garage with high and wide openings, perfect for boats, campers, and larger vehicles.
 - *Additional two-car garage at the rear, complete with epoxy flooring, power, and water supply.
 - *Large adjoining shed plus a cedar garden shed for ample storage.
 - *Attic loft storage above the garage with convenient attic ladder access.

Outdoor Living:

- *A vast outdoor entertainment area perfect for hosting family and friends.
- *Remote-controlled security gates for added peace of mind.
- *Professionally laid paving on a concrete base throughout.
- *Sensor-controlled exterior security lighting.
- *Fully landscaped backyard featuring mature gardens, water features, and lighting effects.
- *Landscaped swimming pool with glass fencing, blending seamlessly into the manicured gardens.
- * Automatic irrigation system for easy garden maintenance.

Kitchen:

- *Gourmet kitchen equipped with top-of-the-line German Miele appliances.
- *Sleek 30mm granite benchtops and matching granite splashbacks.
- *Euro kitchen island bench with pot drawers, tray inserts, and a spacious walk-in pantry.
- *Large double refrigerator recess for added convenience.

Bedrooms:

- *5 spacious bedrooms, with the option to convert one into a study.
- *Luxurious master bedroom featuring an oversized walk-in robe (WIR).
- *All bedrooms feature robes with adjustable shelving, drawers, and units for easy storage.

Bathrooms:

- *All bathrooms are fully tiled to the ceiling, featuring high-quality ceramic fittings.
- *Indulge in luxury with Englefield heated spa baths in both the main bathroom and ensuite.
- *Double vanities in the bathrooms with behind-mirror storage units and built-in heat/light/fans for added comfort.

Living Areas:

- *Multiple living spaces to suit a variety of activities and moods.
- *A dedicated home theatre equipped with a digital surround sound system featuring premium Sony, Pioneer, Panasonic, Kenwood, and Denon components.
- *Full wet bar complete with a sink, mirrored display shelving, and a bar fridge recess.
- *Cozy double-sided combustion fireplace perfect for chilly nights.

Additional Features:

- *Stylish plantation shutters throughout the home.
- *Comprehensive security system including window locks, double deadlocks, and Crimsafe windows.



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- *Fully ducted air-conditioning and ceiling fans for year-round comfort.
- *Ducted vacuum system both upstairs and downstairs for easy cleaning.
- *Laundry chute and large laundry with a convenient sewing bench.

This home is an exceptional find, offering every modern convenience in a peaceful and private setting, ideal for families or those seeking a luxurious lifestyle. Contact the listing agent Ming Body for your enquiries.

DISCLAIMER: In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients.

More About this Property

Property ID	BSN5F2S
Property Type	House
Land Area	878 m²
Including	Ducted Cooling Ducted Heating Pool Fire Place Outdoor Entertaining Solar Panels

Ming Body 0418 297 978
Independent Contractor - Ming Enterprises Pty Ltd |
mbody@ljhpropertycentre.com.au

LJ Hooker Property Centre (07) 3286 2500
152-164 Shore Street West, Raby Bay, Brisbane QLD 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au



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First Floor



Ground Floor

SITE PLAN LEGEND

- | | |
|-------------------------|---------------|
| 1. Driveway | 2. Porch |
| 3. Shed | 4. Water Tank |
| 5. Outdoor Entertaining | 6. Pond |
| 7. Pool | 8. Pool Pump |

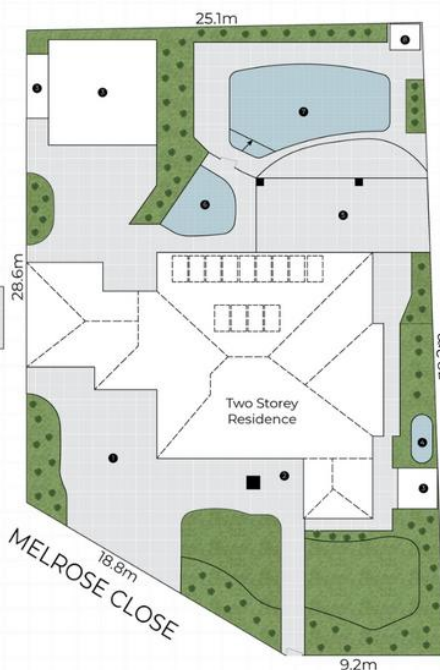


MING BODY

PROPERTIES

Ming Body

0418 297 978



7 Melrose Close
Carindale



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