



6 Carrama Crescent, Ferny Hills

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## An Awe-Inspiring Home on a Stellar Allotment.

In a marketplace with very few new-build homes and renovated properties, look for something that will stand the test of time and stand out from its competitors now and into the future. This property is more than a home and certainly more than a house - it is a luxurious statement with no point of comparison. Spread over two stunning floors, 9-foot ceilings and trio corning guide you through six bedrooms, four bathrooms (including three ensuites, a common bathroom, and an additional powder room downstairs), and three living areas plus a home office. You may have been waiting for the perfect moment to purchase, and this property could not be more perfect.

Before setting foot inside, the imposing and proud street presence impresses. Fully retained and landscaped, soft underfoot Sir Grange Zoysia turf creates a lovely front yard space that is private and secure from the street. The elevation is immediately evident, with a front-facing southern aspect providing views of the nearby mountains. The 921sqm block has been smartly utilised to provide multiple garden spaces, vegetable patches, and areas to relax.

When you do set foot inside, there is a continuing sense of grandeur

**FOR SALE**  
Contact Agent.

### AGENTS

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### AGENCY

LJ Hooker Stafford  
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Interested parties must rely solely on their own enquiries.



and scale that the exterior of the home provides. The 9-foot ceilings promote an influx of natural light and air that is peerless. Ventilation and a sense of seamless flow are the home's foundations, and enhance the large rooms that constitute this custom-made property.

The wide entryway then guides you to the large primary living area. This is the heart of the home, with great connectivity to the covered alfresco area and pool. This breathtaking space is a masterpiece, the centre from which you will create years of happy memories and familial gatherings. The stunning kitchen is defined by a huge island bench with double-sided storage, a beautiful ornamental light with timber accented ceiling, and top-of-the-range Westinghouse appliances.

Upstairs, the themes of size, space, and grandeur continue. A large media room has an elevated view to the southern hills. The main bedroom is a true retreat, private and secure at the rear of the home. With a built-in makeup stand and mirror, large ensuite and walk-in wardrobe, and enormous space on offer this area is the perfect sanctuary.

The home also boasts great walkability. From your front door you are only 1.5km to Ferny Grove station. Multiple bus stops and a great offering of boutique shops on Ferny Way are within close proximity. Arana Hills Plaza is less than 2km away for all of your shopping needs. Arana Leagues Club and Ferny Grove Tavern are nearby too.

The whole home is your escape from modern life, and a true masterpiece that must be inspected to be appreciated.

Features include but not limited to:

- Home is only 18 months old.
- Nine-foot ceilings both upstairs and downstairs.
- Rendered brick base- a rarity in the marketplace.
- Approx. 11km from the city as the crow flies; many shopping centres within 2km radius.
- Walk to George Wilmore park and Ferny Hills Aquatic Centre.
- Approximate 1.5km to the Ferny Grove station and upcoming Ferny Grove central shopping centre.
- Underpinned by an almost-quarter acre, flood free block and no bush fire overlays.
- Six bedrooms plus home office.
- Large bedrooms allow for a variety of configurations.
- Four bathrooms - including three ensuites, a common bathroom, and an additional powder room downstairs.
- Walk-in wardrobes in three bedrooms; with large built-ins through the others.
- Main suite has built-in makeup stand with storage and mirror, as well as walk-in wardrobe and stylish ensuite.
- North facing backyard with massive, heated pool with water fall feature and lights.
- Pool's water dimensions are 7m x 3.3m complemented by a powerful 17kW heater.
- Three living areas: front sitting room, main lounge/dining/kitchen, and additional cinema room upstairs.
- Front Juliette balcony off upstairs sitting area, as well as built in TV niche and cabinetry.
- Double Westinghouse ovens in the kitchen (90cm and 60cm), with built-in microwave.
- Island bench with stone top and double-sided storage.
- Large butler's pantry with additional sink, bench space, and dishwasher.
- Soft close drawers throughout kitchen and filtered water tap.
- Space for a plumbed fridge.
- Glass window splashback allows in yet more light.

- Striking centrepiece pendant light and timber accents over kitchen define the space.
- Awe-inspiring chandelier over the main staircase.
- Electric gate provides security from the street.
- Covered al fresco with fan, and built-in sink and bench.
- Triple corning throughout - a stylish and bespoke touch to the home.
- Built-in wine bar off main living area.
- Built-in cabinetry and TV nook in main living area.
- Remote controlled blinds in lounge room.
- Stylish, chic curtains at various points in house allow in diffused and dappled light.
- Seven cameras and security system.
- Large tiles guide you through the ground floor - another luxurious element to the home.
- Storage under the internal stairs at two points.
- Massive laundry with access to external drying area.
- Triple garage with epoxy floor and remote doors.
- Shoe cabinet with shelving in garage plus additional storage.
- Drive through garage through to concreted area at rear of the home - perfect workshop or storage space.
- Retained gardens.
- Sir Grange Zoysia turf at rear and front.
- Lovely, landscaped gardens frame the home.
- 3 phase power connection.
- 20kW Daikin ducted air-conditioning with 10 zones and 12 outlets.
- 12 high quality ceiling fans with remotes.
- Approximately 50 power points, 95 lights, 4 TV points and 3 data points.
- 13.2KW solar system.
- Purpose built power point for electric car in the garage.
- Wide entryway invites you into the home and creates a sense of grandeur.
- Extra storage throughout both floors: family oriented.
- Mountain and suburban views provide gentle cooling breezes.
- Laundry chute.
- Floor-to-ceiling tiling in all bathrooms.
- High quality Aspire QLD spotted gum hybrid flooring through first floor common areas and bedrooms.
- Heated and backlit mirrors in three bathrooms.
- Security screens throughout.

Contact Simon to see how you can call this house a home.

## MORE DETAILS

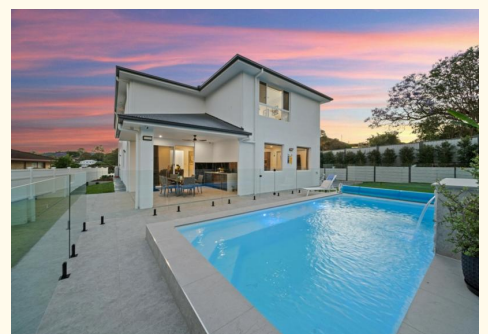
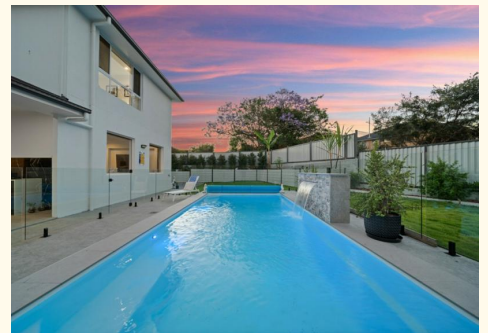
Property ID	1E2FF4N
Property Type	House
Land Area	921 m2

### Simon Brigden 0414 869 704

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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN

TOTAL FLOOR AREA 444 SQM  
LAND AREA 921 SQM

Floorplan drawings are approximate and provided for visual representation purposes only ©Chemical Media Works



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**TOTAL: 444 m<sup>2</sup>**  
(INCLUDING COVERED EXTERNAL AREAS)

7 | 4 | 3 | 444 m<sup>2</sup>

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