



1 Tottenham Court, Murrumba Downs

BESPOKE MASTERPIECE — 454m²; Under Roof

Built by award-winning Sunshine Coast builders Dwyer Quality Homes, this exceptional residence showcases meticulous design, premium finishes, and uncompromising quality throughout.

Positioned on a private 1004m²; corner allotment within the prestigious Castle Hill Estate, this feature-packed home offers an impressive blend of luxury, space, and functionality.

Designed for both relaxed family living and entertaining, the home boasts multiple living zones, four spacious bedrooms, two full bathrooms, plus a separate guest powder room conveniently located off the fourth bedroom and adjoining rumpus room. The rumpus area is complete with a built-in wet bar, creating the ideal retreat for entertaining or extended family living.

Flowing seamlessly from the rumpus room is a secluded outdoor sanctuary featuring a heated spa nestled beneath a recently thatched Bali hut — the perfect space to unwind in complete privacy. For the home movie or music enthusiast, the property also features a

4 3 3

FOR SALE
By Negotiation

VIEW
Sat 30th May @ 10:00AM - 10:45AM

AGENTS
Grant Darbyshire
0411 081 427
gdarbyshire@ljh-kallangur.com.au

AGENCY
LJ Hooker Kallangur | Murrumba Downs
(07) 3204 4666

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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 acoustically proofed theatre room with elevated seating for optimal viewing comfort, fully integrated with the home's ducted air-conditioning system.

Features

- Luxurious primary suite featuring a double shower, twin vanity, walk-in robe, and separate toilet
- Recently renovated designer kitchen with stone benchtops, walk in pantry soft-close drawers and cupboards, plus double-drawer dishwasher overlooking the spacious family and meals area
- Impressive home theatre complete with projector and screen for the ultimate cinematic experience
- Rumpus room with built-in bar offering direct access to the triple garage, storage room, and outdoor entertaining areas
- Formal living area currently utilised as a large home office with convenient client access
- 9-foot ceilings and ducted air-conditioning throughout, complemented by three additional split-system air conditioners servicing the main bedroom, office, and theatre room
- Expansive 15-metre timber deck extending from the living area and main bedroom - the perfect vantage point to enjoy stunning evening sunsets
- Renovated laundry finished in the same high-quality style as the kitchen
- 5kW solar power system plus 3-phase power to the internal switchboard, future-proofed for EV charging
- Triple garage fitted with 15-amp GPOs, ideal for high-powered tools and equipment.
- Energy fitted lighting fitted throughout the home
- Security camera system with local hard-drive storage for added peace of mind

The list goes on, but only an inspection will truly reveal the exceptional lifestyle and quality on offer at 1 Tottenham Court Murrumba Downs. This outstanding residence will be open for inspection on Saturday 30th May from 10:00am to 10:45am. Private viewings are also available during the week strictly by appointment.

MORE DETAILS

Property ID	28ETF39
Property Type	House
Land Area	1004 m2
Including	Air Conditioning Toilets (3) Outdoor Entertaining Secure Parking

Grant Darbyshire 0411 081 427

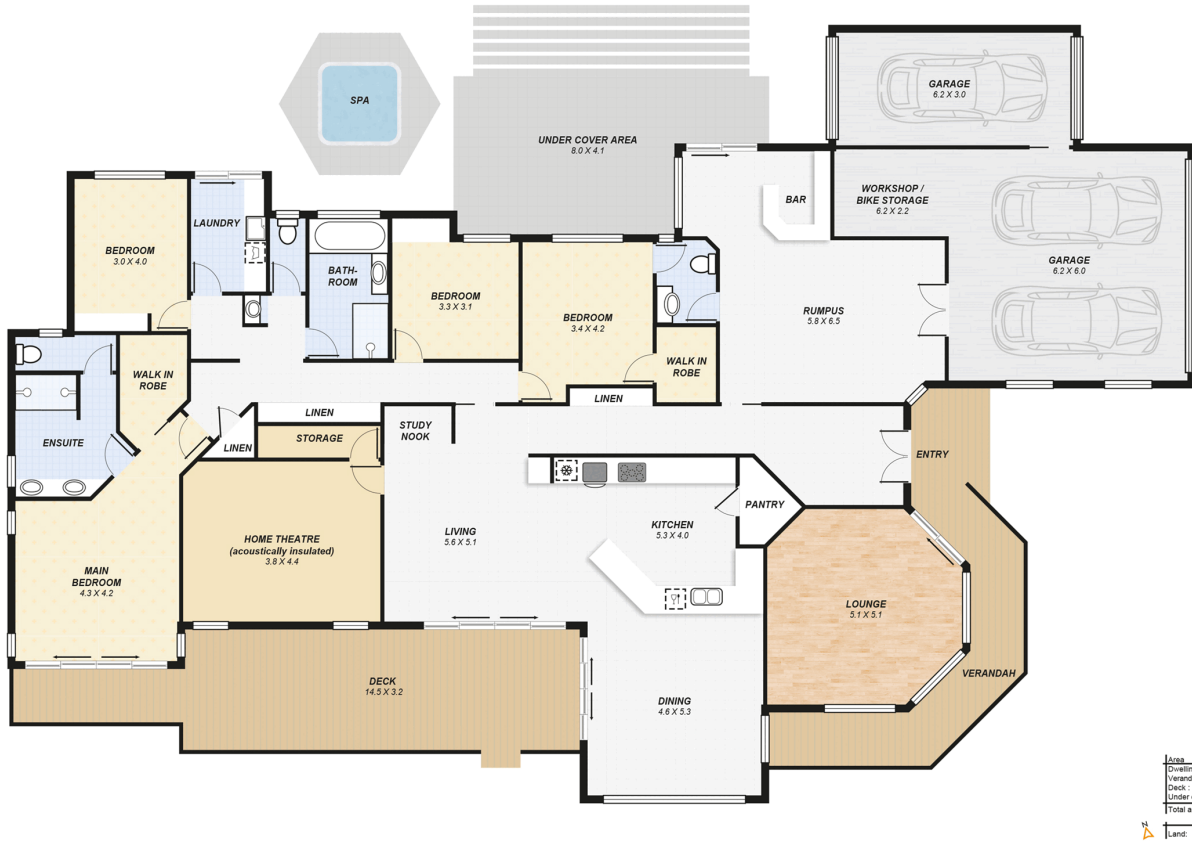
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