



15 Garrawilla Street, Robertson

## SOLD BY GARY LIU & ASSOCIATES

Cathedral ceilings, refined split-level design, space and natural light set the architectural tone for this enduring family residence. Privately positioned high in a quiet cul-de-sac on a generous 797m<sup>2</sup> block, it marries timeless craftsmanship with modern liveability - offering a harmonious interplay between scale, structure and serenity, just moments from key lifestyle and education precincts.

5 features at a glance:

1. Expansive split-level design with cathedral ceilings and multiple living zones.
2. Renovated interiors, premium AEG kitchen appliances and fresh modern finishes.
3. Covered alfresco entertaining, overlooking lush gardens and an in-ground swimming pool.
4. Eco-efficient 6.5kW solar system, solar hot water and 10,000L underground water tank.
5. Elevated position with private Mt Coot-tha outlooks from balcony and patio.

Anchored by a solid brick construction, this residence exudes a sense of permanence and presence from the moment you arrive. Inside,

6 3 2

**FOR SALE**

Under Contract | STREET RECORD

**AGENTS**

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soaring ceilings and split-level zoning elevate the spatial experience. Refreshed interiors, plush new carpet and LED lighting bring a contemporary softness to the home's robust framework. Multiple living areas are layered across the floorplan, allowing for both intimate retreats and expansive entertaining zones.

At the heart of it all, the designer kitchen offers both beauty and precision. Stone bench tops and premium AEG appliances - including an induction cooktop, wall-mounted steamer oven, integrated microwave, and new dishwasher - reflect a thoughtful integration of form and function. An insinkerator and abundant cabinetry further enhance its culinary efficiency, making it as practical as it is refined.

The lifestyle continues outdoors, where a covered and paved alfresco area opens to manicured gardens, a backdrop of treetops and Mt Coot-tha vistas. Elevated and private, this space is designed for long lunches, weekend gatherings, or quiet reflection. The in-ground swimming pool is seamlessly integrated into the landscape, adding a resort-style element that enhances the home's recreational offering.

Accommodation is generous and versatile, comprising five bedrooms, three bathrooms, and an additional multi-purpose study or rumpus with exterior access via the patio. The master suite is privately zoned, featuring a walk-in robe, ensuite and exclusive balcony for stunning sunsets. Recent upgrades include a refreshed main bathroom, new carpet, and a brand-new downstairs toilet.

The oversized double garage delivers ample space for secure parking and storage, while a spacious laundry, multiple climate control zones (ducted upstairs and split system downstairs), and full fencing add to the home's liveability. Smart eco features - including a 6.5kW solar system, solar hot water with 25-year warranty, and 10,000L underground rainwater tank plumbed to toilets and garden taps - provide both environmental and economic advantages. The presence of security cameras and screens complement the home's privacy for peace of mind.

Nestled in a peaceful enclave, the location is as considered as the home itself. The home is within the catchment for the popular Robertson State School and minutes' drive from Griffith University (Nathan Campus), QEII Hospital, Sunnybank Plaza, and Sunnybank Private Hospital. This address offers lifestyle connectivity within a framework of calm and privacy.

A home of scale and substance, 15 Garrawilla Street offers a rare convergence of architectural integrity, modern upgrades and enduring liveability - an exceptional family environment in one of Robertson's most coveted pockets.

Secure this exceptional property at auction - contact Gary Liu today for more information or to arrange your private inspection.

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## MORE DETAILS

Property ID B3FNF4R  
Property Type House  
Land Area 797 m2  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Pool  
Courtyard  
Balcony  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank

**Gary Liu 0450 996 996**

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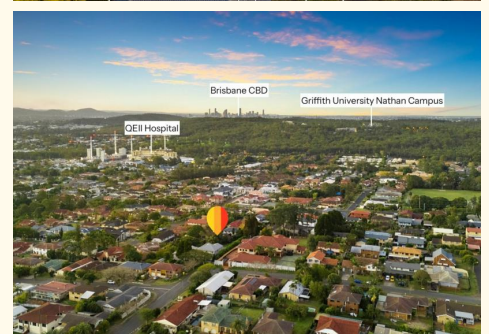
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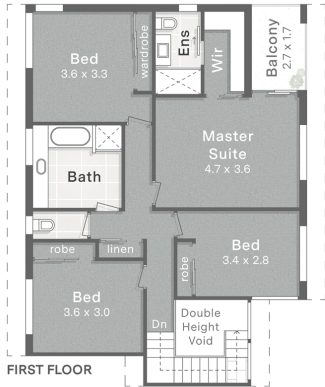
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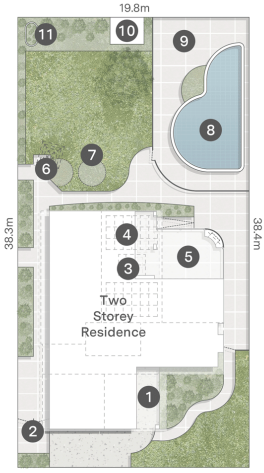


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- NORTH →
1. Entry Porch
  2. Side Access Gate (2.7m Wide)
  3. Solar Hot Water
  4. PV Solar Panels
  5. Entertaining Alfresco
  6. Hills Hoist
  7. Fenced Grass Yard w/ Underground Water Tanks
  8. Swimming Pool
  9. Poolside Patio
  10. Garden Shed
  11. Veggie Garden



SITE PLAN  
Garrawilla Street

15 Garrawilla Street Robertson

Internal 283m<sup>2</sup> | Alfresco, Balcony & Porch 50m<sup>2</sup>



Gary Liu 0450 996 996

→ 797m<sup>2</sup> Land Size  
→ 2 Car

→ 5 Bed + Media + Home Office  
→ 3 Bath

Total 333m<sup>2</sup>

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