



117 Moree Street, Stafford Heights

5 2 2

## A Stunning Harmony between Architecture and Environment.

Taking the ideal Queensland orientation, a north facing backyard, this home represents how architecture can be used to craft a perfect family setting. Built to stand the test of time, the home is an exemplar of sublime design values and sits outside short term trends. It is a visual treat, something that the written word cannot capture and which the eye must be allowed to travel over and absorb many times. Each viewing yields a new feature or element that was previously overlooked. The fundamentals are outstanding, with light and air harnessed to the home's benefit. Voids and openings are abundant, and a dynamic layout means that families can enjoy a variety of configurations.

The required attributes are here. Five large bedrooms, two bathrooms and an additional powder room, multiple living areas, a built-in study, two al fresco spaces, and a pool are the basis for the home. Simply listing them does not do them justice, with each space meticulously designed and critically reviewed to enhance its standing and potential. The grand sum of the home's parts creates an enriching experience, a marriage between existing landscape and environment.

The vision for the home, from award winning firm Tonic Design +

**FOR SALE**

Offers over \$1,900,000

**AGENTS**

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**AGENCY**

LJ Hooker Stafford

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Architecture, was to craft zones for play, creating, family time and privacy. Function is primary, with all of us having busy lives what better way to escape modernity than through smart modern design. Enjoy one of the many zones on offer, which allow different family segments to have a space of comfort and privacy. Each space is enhanced by soaring ceilings over 3m in height, with voids at the entryway, the two alfresco spaces, and raked ceilings through all the bedrooms. The pool is another centrepiece of design, a re-purposed concrete water tank that is compact and ready to enjoy instantly. The house was the first of its kind built from insulated Bondor panels. It was featured in the media as a result, and enjoys considerable acclaim.

This barely scratches the surface of the home, and doesn't begin to explain it's family oriented position. Walk to St Anthony's, Mt Alvernia, and Padua College without crossing any major arterials. Broula St Park is a handful of doors up the street.

Features include but not limited to:

- Stunning design principles incorporated by Tonic Design + Architecture.
- Ducted air-conditioning throughout.
- Gorgeous, covered alfresco spaces with voids.
- Built-in cabinetry throughout.
- Wide entry-way sets the tone from your first steps inside.
- Over 3m ceilings at various points in the home; raked ceilings in all bedrooms.
- Boutique pendant lighting is a centerpiece of the dining area and entry void.
- Glass panels (frosted and transparent), windows, and openings harness pristine natural light.
- Perfect north-facing orientation.
- re-purposed concrete water tank with timber decking crafts a beautiful pool area.
- Media room with built-in cabinetry and sliding doors lends itself to a variety of uses.
- Large island bench with stone top.
- Huge butler's pantry with sink and ample built-in bench space.
- Built-in fireplace.
- Ceilings & walls insulated to R3.5.
- Acoustic bats between levels for quiet & peaceful living.
- Built-in study upstairs overlooking void, bathed in light.
- Main bedroom with walk-in wardrobe and large ensuite.
- Four remaining bedrooms have built-ins.
- 363sqm block with an 11.1m frontage.

Own a timeless piece of architecture within the coveted Padua Precinct. Contact Simon for further details.

## MORE DETAILS

Property ID 1E7ZF4N  
Property Type House  
Including Alarm  
Pool  
Courtyard  
Balcony  
Deck  
Dishwasher  
Built-in-Robes  
Fully Fenced

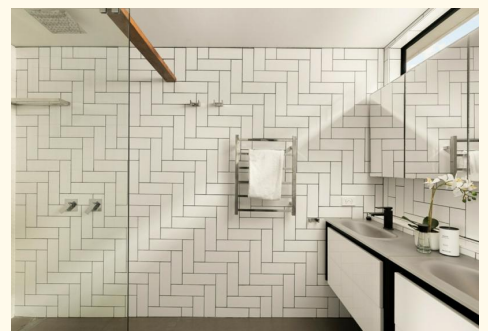
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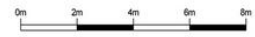


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INTERNAL : 281m<sup>2</sup>  
EXTERNAL : 35m<sup>2</sup>



THIS FLOOR PLAN IS INDICATIVE OF LAYOUT WITH APPROXIMATE DIMENSIONS TO BE USED AS A VISUAL REPRESENTATION FOR MARKETING PURPOSES ONLY. INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES.

