







181 Trouts Road, Stafford Heights

Elevated Views; Outstanding Finishes.

- * This home is vacant and available for immediate inspection. Contact Simon to arrange a time outside the open homes!

Relax, de-stress, don't go through the process of building, and move into your own brand new home. With the cost and timeline of construction becoming ever more uncertain, take the opportunity here to secure your own luxurious property. A timeless floorplan is on offer, finished with beautiful fixtures that separate this home from its competitors.

The property's amalgamation of features create a sense of unique grandeur. High ceilings (including cathedral ceilings in two bedrooms), high doorways, and wide hallways show that no expense was spared and allow in natural light. The spacious floorplan is maximised in every respect, with over 300sqm of under-roof area. The main bedroom is an example of the home's outstanding design, with enough space to function as a parents' retreat, replete with large walk-in wardrobe and lovely ensuite. The raked ceilings in two of the bedrooms are another signifier that no expense has been spared.

Visible from the main bedroom is a stunning view of the suburb

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FOR SALE
Brand New - Inspect By Appointment

VIEW
By Appointment

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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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towards the city skyline. The low-maintenance backyard means you can spend more time entertaining and enjoying the finer things in life, rather than worrying about outdoor upkeep.

You will love the convenient location, with a bus stop in close proximity and North West Plaza, North West Private Hopsital and many other boutiques within walking distance.

Features include, but not limited to:

- Fully fenced 303sqm block.
- Ducted air-conditioning throughout.
- Bespoke lighting upon entry.
- Stunning high ceilings approx. 2.7m in height throughout both levels of the home.
- Raked ceilings in front two bedrooms approx. 4.15m in height.
- Wide hallways and high doorways.
- East facing backyard and primary living area.
- Stunning 180 degree views encompassing the suburb and city skyline.
- Discrete entryway a lovely design element.
- Bespoke kitchen with striking timber finishes.
- Stone benchtop with waterfall edges, soft close cabinetry.
- Beautiful stone benchtops.
- Miele appliances including integrated dishwasher.
- Walk-in butler's pantry with sink and preparation area.
- Bespoke lighting in kitchen and void, and on facade too.
- Large multi-purpose room upstairs with flexible layout options.
- Huge main bedroom with retreat, walk-in wardrobe, and ensuite.
- Timber feature cabinetry through ensuite.
- Impressive modern facade - a true point of difference.
- Spacious third bathroom downstairs.
- Fifth bedroom downstairs with built-in wardrobe.
- 6.57 kW solar system.
- Large laundry with external access.
- Sealed driveway and epoxy garage.
- Great storage solutions beneath internal stairs.
- Picture alcove through main hallway downstairs.
- Concreted entry-pathway.
- Fully landscaped gardens.
- Constructed by award winning builder Heisig.
- Rarely found digital front door lock.

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

- Please note that digital staging has been used in these photographs.

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MORE DETAILS

Property ID	1EYXF4N
Property Type	House
Land Area	303 m2
Including	Air Conditioning Balcony Built-in-Robes Solar Panels











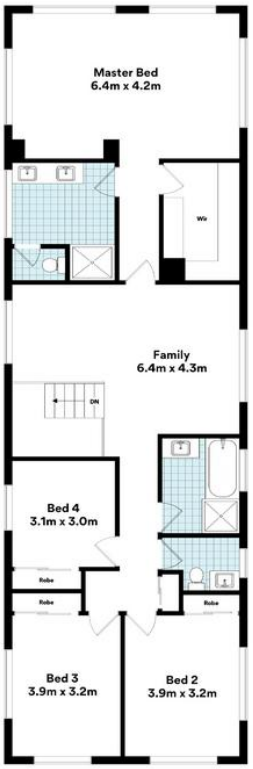
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GROUND FLOOR



FIRST FLOOR

181 Trouts Rd, Stafford Heights

FLOOR AREA SIZES

Internal	289.4m²
External	19.7m²
TOTAL	**309.1m²**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primepixels.com.au

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