



SOLD

GRAND-SCALE AND SECLUSION IN THE CAVENDISH RD SHS CATCHMENT

Capturing a sweeping panorama of leafy terrain from its commanding elevated position, this flawlessly presented brick residence promises a tranquil setting with inviting contemporary updates, spacious design and unwavering privacy from a hushed cul-de-sac within one of Brisbane's most highly sought after catchments.

Sure to span the years easily with a growing family, everyday living unfolds over a single level with multiple living and entertaining options granting space for both connection and individual retreat. Beautifully appointed for the aspiring host with a culinary flair, a sleek quality kitchen with an induction cooktop and waterfall stone benches centres the home, framed by the formal dining, a formal lounge under soaring raked ceilings and a generous family room which embraces an effortless flow onto the secluded North-facing alfresco patio.

Ideally configured to provide the residents with an extra sense of space, the master bedroom maintains peaceful distance from three bedrooms on the upper floor and flaunts a walk-in robe, luxurious ensuite and stylish plantation shutters. Extending on brilliant versatility, an additional room on the lower floor is currently used as a studio and offers comfortable separation from the main residence, perfect for work from home professionals, accommodating guests or an alternative to retirement living.

Prominently located to provide exceptional lifestyle convenience, this address is within the highly regarded Cavendish Road State High School catchment and moments to quality education at Citipointe College, Loreto, Mt Gravatt TAFE & Griffith university campuses. Within close reach of Westfield Carindale, the Pacific Golf Club, leafy walking trails and Bulimba bikeway, this gorgeous abode offers swift access to the CBD, airport and Gold coast via bus, Gateway, and Pacific motorways.

Features:

- Elevated, low maintenance 690m2 capturing leafy views
- Ample space to add a pool to existing tiered yard if desired
- Everyday living flows over a generous single level design
- Expansive North-facing alfresco entertaining patio
- Timber floors, high ceilings, split system air con, ceiling fans
- Safe behind security screens, alarm system and cameras
- Single lock up garage with additional off-street parking
- 7500L rainwater tank & new heat pump hot water system
- Studio with option to convert to additional garage space

5 BED | 2 BATH | 1 CAR

PRICE:
\$1,400,000

OPEN FOR INSPECTION:
N/A



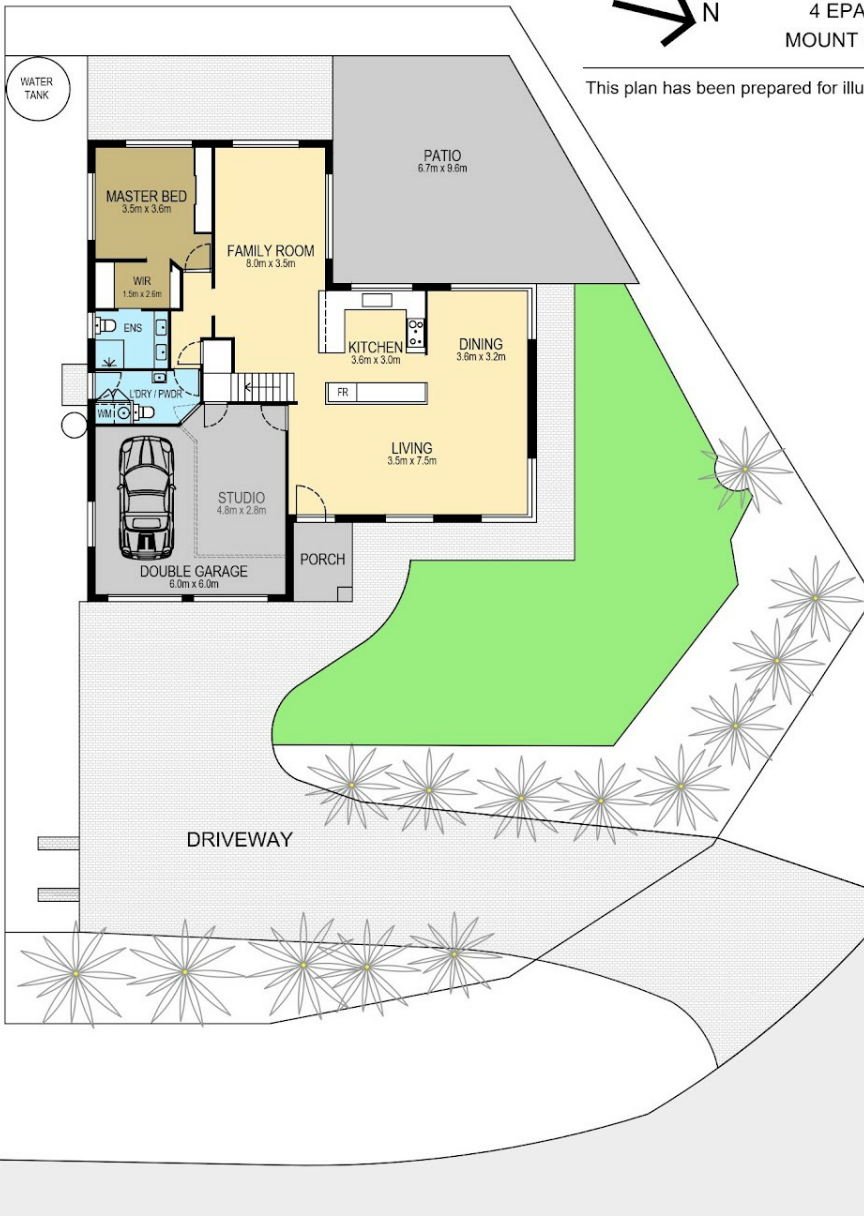
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4 EPACRIS CLOSE
MOUNT GRAVATT EAST

INTERNAL AREA 225 sqm
EXTERNAL AREA 54 sqm
TOTAL BUILDING AREA 279 sqm approx.

This plan has been prepared for illustrative purposes only. All areas, dimensions and fitting are approximate.



SECOND LEVEL

EPACRIS CLOSE
(CUL-DE-SAC)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.