



## FOR SALE

### " GARRIGILL "

#### REFINED LIVING IN CARINDALE COUNTRY CLUB ESTATE

This remarkable residence in Carindale's prestigious Country Club Estate exudes character and elegance. . Inspired by the Sydney Heritage home "BORONIA HOUSE", built in Filigree Victorian style, "GARRIGILL" combines modern elements with the warmth and character of a fine period home. Situated on a sprawling 1,000sqm lot this exceptional home is perfectly positioned to embrace its adjoining tranquil backdrop of manicured parklands. .

A double height ceiling in the entry is dominated by a sweeping staircase and glistening chandelier. Radiating off this central space is the formal lounge area with cosy fireplace, large formal dining room, spacious study and family living space flowing to an open plan casual dining room and dream kitchen featuring walk-in pantry, granite bench tops, soft close drawers and breakfast bar. Adjoining this more casual area are a flexible home theatre/games room, a laundry and ground floor bathroom, easily accessible from the generous entertaining patio, garden and sparkling in ground, saltwater pool.

Diverging off the upper gallery are four sizeable bedrooms including the sumptuous master suite with private balcony, his and her robes, a large luxurious ensuite with double vanities, generous semi-frameless shower enclosure and a raised spa bath capturing expansive parkland vistas. An equally luxe family bathroom compliments the remaining bedrooms two of which open through French doors to the magnificent full-length front veranda.

An integrated double garage with remote controls, two-vehicle carport and abundant off street parking accommodates the largest family as well as guests. Exceptional features comprise 2700mm high ceilings, ornate cornices, chic light fittings, ceiling roses, ducted air-conditioning throughout, plush carpeting, Crimsafe security screens, 3-phase power, cable internet, pool and garden sheds, manicured gardens and two large capacity water tanks.

Grand without being pretentious and with a street appeal that will leave an indelible first impression this comfortable family home offers easy access to major arterial roads, Westfield Carindale, express bus to the CBD and the area's best public and private schools including Citipointe Christian College. With convenient adjoining easement access to the extensive Bulimba Creek walking / bike pathway network, it sets the scene for an enviable lifestyle we all aspire to. **INSPECTIONS BY APPOINTMENT ONLY!**

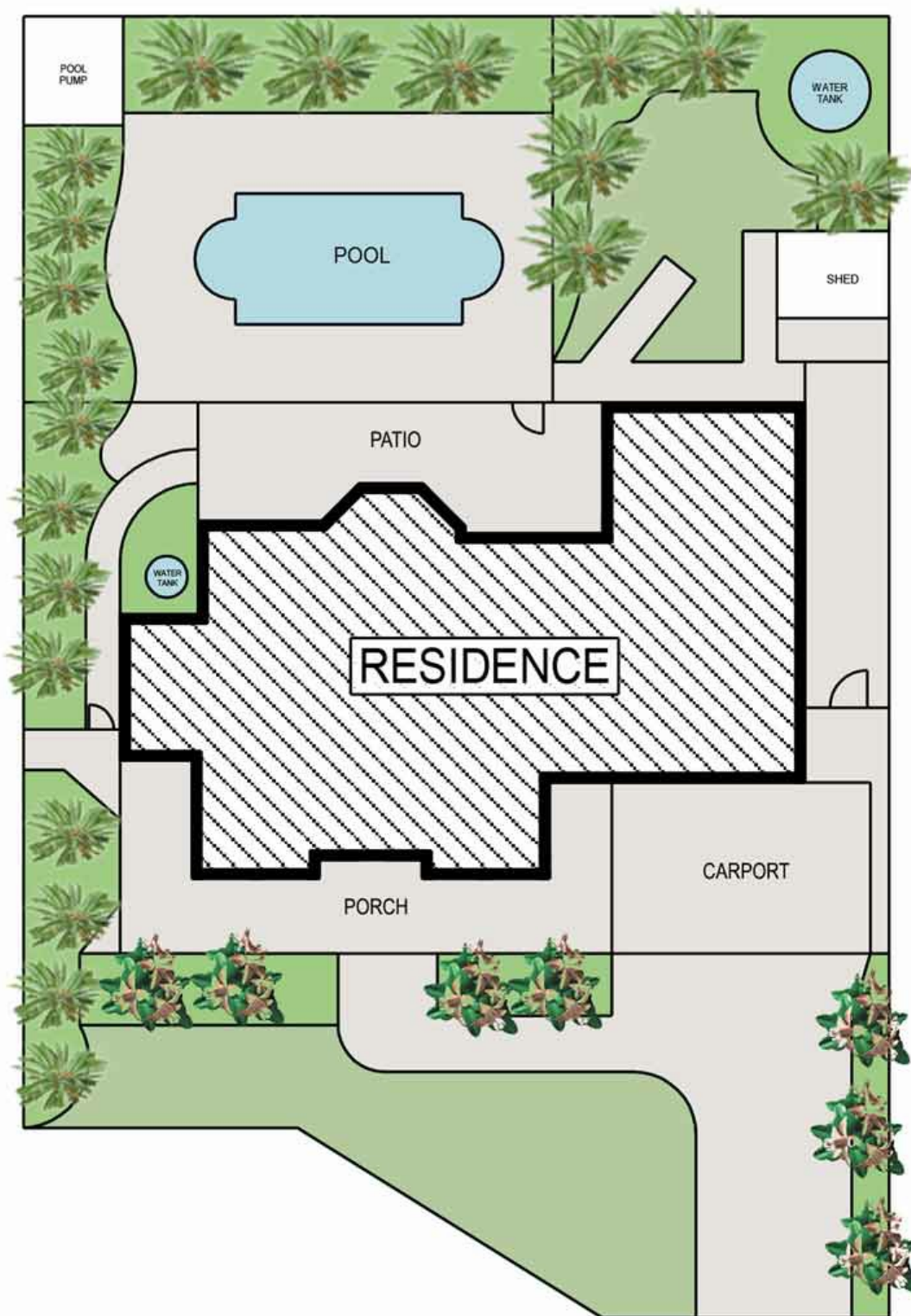
4 BED | 3 BATH | 4 CAR

PRICE:  
\$1,200,000

OPEN FOR INSPECTION:  
N/A



**Tony UGRINIC**  
**0418740823**  
tony@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## SITE PLAN



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.