



## FOR SALE

### LARGE DUAL LIVING MODERN FAMILY HOME + LARGE 3 BAY SHED + SOLAR 17.2KW.

This exceptional bespoke 5-bedroom family sanctuary with Granny Flat on Estelle Street presents an extraordinary opportunity for large families or savvy investors seeking premium real estate in Highfields thriving community. Positioned on an impressive 2,665-square-metre block, with space for a large pool, this substantial 400-square-metre residence with a Granny flat epitomises modern family living, with space, comfort, and convenience at every turn.

The heart of this home celebrates family gatherings and entertaining, with a well-equipped kitchen, a plumbed-in fridge, and quality new fittings designed for effortless meal preparation and cleanup. A butler's pantry provides additional space and plenty of pantry storage.

The family will enjoy the open-plan living and dining area while congregating around the kitchen and the large breakfast bar during mealtimes.

Step into a world of refined living, where 2550 high ceilings, 7.1Kw ducted heating and cooling, and timber floorboards flow throughout the home's living areas, creating warmth and elegance in every room. The thoughtfully designed layout accommodates growing families with five generous bedrooms, 2 well-appointed bathrooms, and a dedicated study perfect for working from home.

Built-in wardrobes provide abundant storage, while 14KW ducted heating and cooling ensure year-round comfort throughout the expansive floor plan.

New carpets in all 6 bedrooms and media.

No expense was spared in the layout of the main super-king-size bedroom, which features a large, modern tiled ensuite and a walk-in robe.

An additional 4 spacious family bedrooms, all with built-in robes.

The media room is where the whole family can relax and enjoy entertainment while staying connected to the digital world, with access to Pay TV and broadband internet. A convenient walk-in linen press provides ample storage.

"WOW FACTOR"- is the outdoor living which reaches new heights with multiple entertaining areas designed for Queensland's enviable climate: perfect for family barbecues and social gatherings.

Secure a large lock-up 3-car garage and storage room with internal entry to the home and a

6 BED | 4 BATH | 5 CAR

PRICE:

Buyer Interest over \$1,989,000

OPEN FOR INSPECTION:

Jun 13 at 12:30pm - 1:00pm

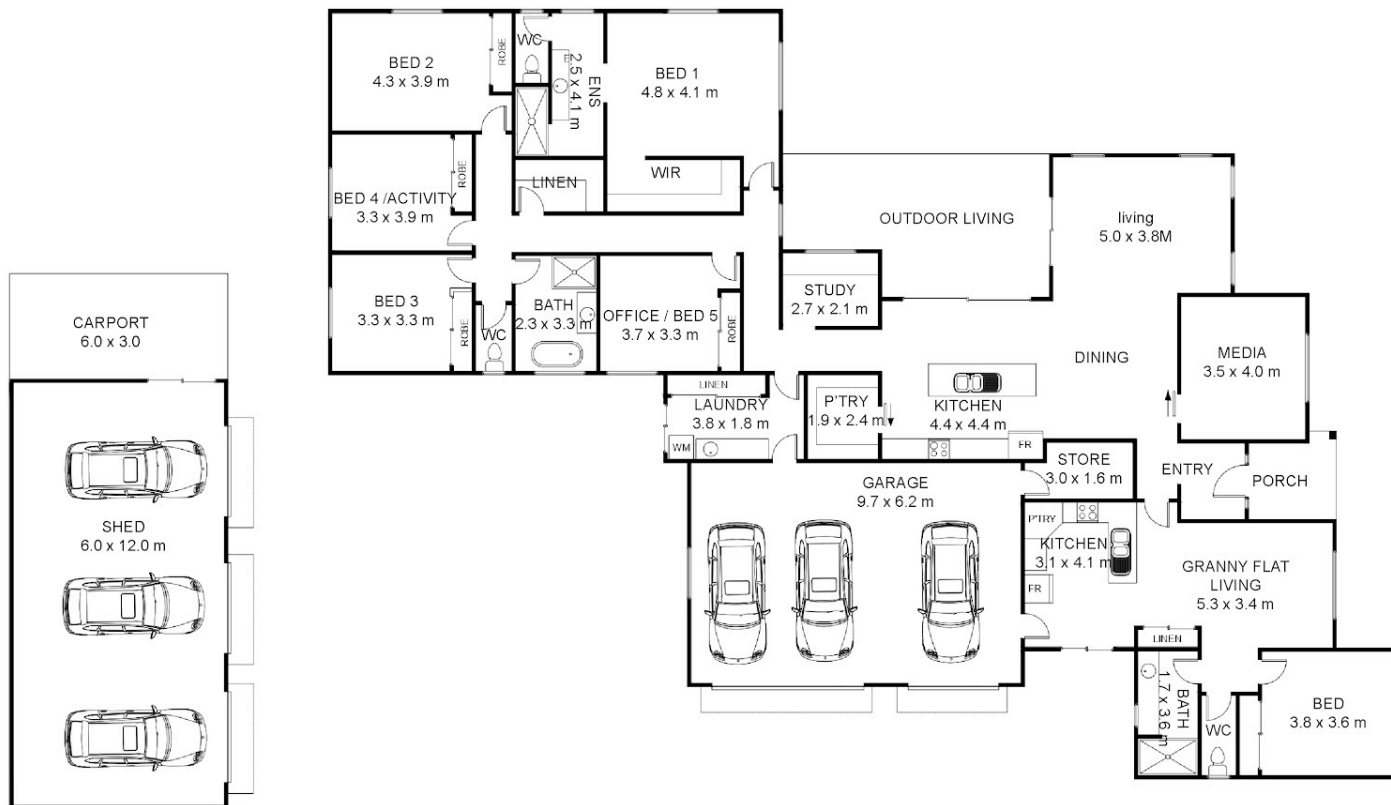


**Yvonne Bradley**

**0408181146**

yvonne@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



Living: 369.4 Sqmt  
 Outdoor Living: 18.30 Sqmt  
 Porch: 5.20 Sqmt  
 Shed: 72.00 Sqmt



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.