



**6 Sandhurst Place, Brassall**



## When Bigger is Better

This executive home sits in a commanding position in the highly sort after Emerald Hill Estate in Brassall. This home offers more than you would expect from a home like this. It features 5 well-sized bedrooms, 3 bathrooms, 2 car garage, air-conditioning as well as living spaces for every member of the family.

Upon entering the Tuscan styled home, you are greeted with a large and stylish entry way showcasing feature tiling and luxury staircase. Leading off of the entry way is a large formal lounge room as well as a downstairs guest bedroom with built-ins and a separate bathroom. Leading through the home you arrive at a large combined living space including open plan kitchen, dining area and family area. This space is the hub of the home and allows for hours of entertaining and making memories for years to come. Leading off of this area is a large outdoor space which could be used for even more entertaining. The downstairs level of this home also features an internal separate laundry able to cater to the largest of family's needs as well as a double lock up garage with remote control and internal access.

As you head up the commanding staircase to the upper level, you are greeted by a large upstairs lounge room which could be used as another lounge/TV area or as a children's retreat. On this level, the home features 4 good-sized bedrooms all with built-ins. There is also a large, functional family bathroom which features his and hers basins and as well as a separate bath and shower. The master bedroom is one to be envied. It

5 3 2 657 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1038
<b>Land Area</b>	657 m <sup>2</sup>

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offers a separate parents retreat that leads into the master bedroom that is of considerable size and offers a grand ensuite featuring a spa bath and dual basins as well as a large walk in robe. An added touch of luxury is the balcony off of the main bedroom giving an impressive view over the neighbourhood.

The home sits upon a 657 sqm parcel of land. The rear yard is fully fenced and there is the potential to gain side access to the rear of the yard.

The property is conveniently located in Brassall and close to all the essentials services. Local schools, both Primary and Secondary are only a short drive away but the added bonus is that the bus stop at the entry to the estate. There is fantastic access to the Warrego highway for the commuter of the family. Local shopping centre as well as Doctor and dentist services are also only a short drive away.

There is currently a tenant in place on a periodic lease. The property is currently returning \$460 per week.

Please contact Diann to request a property summary and schedule your private inspection.

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