



## 163-165 Carbrook Road, CORNUBIA, QLD 4130

Large, Stylish, Spacious Living with a Complete Renovation and Flexible Dual Living Setup

Set against a stunning flat, fully fenced yard, this modern acreage style residence delivers space, style and complete family functionality.

Positioned on an expansive 3,513m<sup>2</sup> within an exclusive Cornubia enclave, 163 Carbrook Road showcases contemporary living at its finest, where craftsmanship, texture and landscape come together in perfect harmony. The single level design has been thoughtfully curated with a warm, layered palette that creates a sense of ease and sophistication throughout.

High 2.7m ceilings, polished concrete floors, seamless stone benchtops and custom cabinetry are complemented by large picture windows that flood the home with natural light and frame the surrounding greenery, creating a seamless indoor outdoor connection.

The main residence features:

- Three spacious bedrooms all with built-in robes
- Master bedroom wing boasts extra high ceilings, fashion lovers' custom wardrobe and

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 37P6313

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**Elders Real Estate Shailer Park**

4/54 Bryants Road  
Shailer Park, QLD  
(07) 3440 8500

**Kylie Morris**  
0400 011 760

a large ensuite

- Family sized main bathroom with separate powder room. Perfect for teens.
- Open plan kitchen with 40mm stone benchtops, 900mm freestanding gas cooktop and oven, integrated dishwasher and a large island with soft close storage
- Walk in pantry with custom cabinetry
- Light filled living and dining flow effortlessly outdoors
- Separate study, ideal for working from home
- Oversized laundry with custom cabinetry

Granny flat:

- Open plan kitchen, living and dining
- Generous bedroom with a walk-in robe
- Brand new renovated bathroom with luxury fittings and fixtures
- Study zone
- European style laundry with additional storage
- High ceilings
- Outdoor deck for entertaining

Outdoors:

- Huge covered entertaining area with custom concrete seating
- In-ground magnesium pool
- Large shed, perfect for storage, hobbies or additional vehicles
- Flat, fully fenced yard with an electric entry gate and plenty of space for children and pets

Services:

- 32 panel solar system
- Town water
- Brand new Septec system
- Crimsafe security screens throughout
- Solar electric gate
- Fully fenced
- Ducted air conditioning in the main house and split systems in the granny flat

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or

misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Other features: Close to Schools, Close to Shops, Close to Transport, Pool, Prestige Homes

- Land Area 3,513.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- 4 car garage
- Double carport
- Ensuite









