

Sold

17 Kate St, Indooroopilly

lilley+power



LUXURIOUSLY LARGE NEWLY BUILT ABODE IN PREMIER POCKET

Rarely does an opportunity to secure an immaculate and opulent new build in one of Indooroopilly's premier pockets present itself. Not only does this property provide all the luxury of the lavish proportions and finishes on offer throughout this elegant two level abode, its location inside of a highly sought after and tightly held precinct and at an address which has never been flood affected makes it an opportunity which simply cannot be missed!

Showcasing a whoppingly and lavishly large 265m2 foot print every item has been scrupulously attended to in the construction, appointment and finishes of this gorgeous and perfect property. Every detail has been perfectly thought of in making it an incredibly quiet, peaceful, power efficient and smart home including insulated walls, sound reduction glass, a state of the art sound reduction matt laid under the roofing, water tanks plumbed to toilets to increase efficiency - all together making for an incredibly savvy and peaceful abode! Featuring a decadent number of options for formal or informal living and entertaining the property's lower level comprises an impressive formal entry, a large private lounge, library or home office, a separate large dining and entertaining room flowing to the fully covered private patio, and a generously sized separate formal lounge. This impressive array of living and

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Price SOLD for \$905,000

Property Type Residential

Property ID 395

Agent Details

Office Details

Indooroopilly

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SUPERIOR SERVICE PREMIER RESULTS

entertaining options, in addition to the upper level lounge or family room, makes for a sterling and unparalleled abundance of space enjoy, relax and spread out across. The sublime kitchen features not one but two ovens and executive appliances throughout, stone bench stops including to the perfectly positioned island bench and breakfast bar, and a discreet but spacious Butler's pantry. The master suite with ensuite bathroom is supremely large and enjoys a private elevated north east outlook.

The exclusive Ambrose Treacy precinct to which this stunning property belongs is in high demand and is set to propel itself in popularity further with the commencement of two major projects including the Indooroopilly Bikeway and Riverwalk Project* (see link below) which will deliver a suspended boardwalk from Witton Rd (just 750m away) providing a vibrant recreational facility for enjoyment of the river precinct and an easy walk to Indooroopilly Train Station. A further exciting project is the Witton Barracks Park which will see the Witton Barracks (adjacent to Indooroopilly Train Station) transformed into 5000m² of river front green space including lawns, barbeques, and a plaza.

A property of this executive calibre rarely comes onto the market so be sure to act quickly and make this elegant property in the stellar pocket your own! Additional features include;

- Just 500m to the prestigious Ambrose Treacy College
- Located within the Indooroopilly Primary and High School Catchments
- Sound reduction throughout including insulated walls, sound reduction glass, and a state of the art sound reduction matt laid under the flooring.
- Ducted air-conditioning throughout
- Water tank plumbed to the toilets and laundry
- Dedicated internal laundry with direct access to the outdoor clothes line
- Remote operated garage
- Security Screens throughout
- Indooroopilly Bikeway Project

<https://www.brisbane.qld.gov.au/sites/default/files/20180514-indooroopilly-bikeway-project-plan-may-2018.pdf>

- Witton Barracks Road Project

<https://www.brisbane.qld.gov.au/sites/default/files/20170710-witton-barracks-park-concept-design.pdf>

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