

**16 Cumbalum Street, Hemmant, QLD, 4174**



**House For Sale**

Saturday, 11 January 2025

16 Cumbalum Street, Hemmant, QLD, 4174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Sophisticated & Stylish Family Home

Sophisticated and stylish, this two-story family home set on a 450m<sup>2</sup> elevated block, in a quiet cul-de-sac, is ready to welcome its next loving family. Why go through the hassle of building when you can move right in and start living the lifestyle you've always imagined?

As you step inside, your eyes are drawn to the gorgeous floating timber staircase with glass balustrading that greets you as you head toward the centrepiece of the homean open-plan living, dining, and kitchen space with a sense of light and airiness. Featuring a culinary kitchen designed for effortless entertaining, this home includes a full butler's pantry and a walk-in pantry for optimal storage. Quality appliances and a 5-burner gas cooktop make meal preparation a delight, while Caesarstone waterfall countertops bring a touch of sophistication. The window splashback floods the space with natural light, enhancing its inviting ambiance. The open-plan living area seamlessly extends to a private, expansive covered alfresco space, ideal for hosting gatherings or savoring your morning coffee as you watch the sunrise.

9-foot ceilings create a sense of space while the stylish plantation shutters offer privacy and sun protection. The lower level is completed with a generously sized laundry with plenty of storage and bench space, a downstairs powder room, and a media room that has the flexibility to be used as an office or a 5th bedroom.

Head upstairs and you are welcomed by a sprawling second living area, perfect for a children's TV zone, a teenage retreat, or a 2nd lounge area. You will enjoy the expansive master suite with a large walk-in robe and a generously sized ensuite with dual vanities, while bedrooms 2, 3, & 4 are all well-proportioned, with bedroom 2 featuring a walk-in robe, while bedrooms 3 & 4 have the convenience of built-in robes. A generously proportioned bathroom, tiled floor to ceiling, features both a shower and a bath, offering style and practicality. This is further complemented by a separate upstairs powder room for added convenience.

With ducted zone control air conditioning and ceiling fans throughout the home, you'll be comfortable throughout winter and summer, and your energy costs will be kept to a minimum with solar power and LED lighting throughout.

Outside you will enjoy the convenience of full side access to the rear yard, which features a garden shed plus room for a full-sized pool, plus you will have the security of Colorbond fencing.

- Striking street appeal
- Media room/office or potential 5th bedroom
- Ducted, zoned-controlled air conditioning
- Ceiling fans throughout
- Solar power system
- 9ft ceilings and tall doors downstairs
- Floating timber staircase with glass balustrade
- Plantation shutters throughout
- Fully tiled lower level
- Kitchen with 900mm gas cooktop, electric oven, plumbed fridge, and waterfall stone benches
- Full butler's pantry with sink and walk-in pantry
- Spacious laundry with ample storage
- Full-width alfresco pre-plumbed for outdoor kitchen
- Master suite with WIR and ensuite with dual vanities
- Bedrooms 2, 3 & 4 with WIR/BIRs
- Bathroom with shower, bath, and floor-to-ceiling tiles
- Upstairs living area
- Custom garden shed
- Side access to rear yard
- Room for a pool

- Garage with storage cupboards
- Colourbond fencing
- Elevated 450m<sup>2</sup> level block

Location:

- Hemmant Train Station 2 mins
- Brisbane Airport 14 mins
- Moreton Shopping Centre (Aldi & more) 3 mins
- Wynnum Plaza Shopping Centre 5 mins
- Cannon Hill Shopping Centre 10 mins
- Wynnum Foreshore 11 mins
- Westfield Carindale 15 mins