

**46 Simla Avenue, Geebung, Qld 4034**



**House For Sale**

Wednesday, 8 January 2025

46 Simla Avenue, Geebung, Qld 4034

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



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## For Sale Now

Discover the epitome of style and sophistication with this exceptional home, already an early contender for the best renovation of 2025. Set on a 607m<sup>2</sup> elevated block, this property blends thoughtful design and functionality with luxurious finishes. From the moment you walk through the Jasmine draped arbour, you'll be captivated by the scale and charm of this home. As you enter through the front door, you are greeted with timber hardwood floors and the warmth of a wood-burning fireplace, beautifully set in a Garonne limestone hearth. The spacious, light-filled living and dining areas are designed for effortless entertaining. The heart of the home is the stunning kitchen, featuring a honed Portsea Grey limestone island benchtop with seamless waterfall gables, complemented by Caesarstone to the rear bench and internally within the concealed appliance cupboards. High-end appliances, including a Pitt gas cooktop, 900mm Fisher & Paykel oven, 600mm Fisher & Paykel combination microwave oven and a Vintec 100-bottle Beverage Centre, make this kitchen both functional and luxurious. Accommodation is perfectly planned, with all bedrooms including air conditioning for the warmer months, Bremworth premium NZ 100% wool loop pile carpet for the cooler months and custom built-in wardrobes for functionality. The first two bedrooms are serviced by a stunning main bathroom and powder room designed with Garonne limestone flooring, a bespoke Tadelakt lime plaster wall finish, an 1800mm solid surface freestanding bath and Elba Marble benchtops and shower niches. The third bedroom serves as a second main bedroom or a perfect guest suite. The ensuite is designed with practicality in mind and with the same level of detail and finish of the main bathroom. Guests will never want to leave! As you make your way up the stairs to the upper level, you will find the private master suite and 2nd bedroom (perfect for a nursery or home office). The master suite is a showstopper with a huge walk-in robe with custom cabinetry, ensuite and powder room. You will absolutely love the Garonne limestone flooring, Portsea Grey limestone benchtops, a built-in shower seat, 2 x skylights, concealed recessed overhead mirrored cabinet storage as well as a built-in laundry hamper within the vanity. Through the expansive second living area, the magic continues outside with an inviting entertainment area featuring a Bluetooth wireless speaker system, heat bars, and an external ceiling fan for all-weather enjoyment. To the front of the home the reclaimed cobblestone firepit area, shaded by a majestic 75-year-old poinciana tree, provides a serene setting for evenings under the stars. With three car secure accommodation along with large under house storage, there's plenty of room for all the toys! Situated in a prime location, this home offers easy access to fantastic schools, multiple childcare centres, 7th Brigade Park, Westfield Chermside shopping centre and an array of public transport options, while enjoying the peace and privacy of its elevated position.

**Watt Faves:**

- Set on a 607m<sup>2</sup> elevated block, blending thoughtful design with luxurious finishes.
- Timber hardwood floors and a wood-burning fireplace
- Spacious living and dining areas flow effortlessly, perfect for entertaining.
- Chef's kitchen features a Portsea Grey limestone island, Caesarstone benches, concealed push-back appliance storage, and high-end appliances, including a Pitt gas cooktop, Fisher & Paykel ovens, and a Vintec Beverage Centre.
- Accommodation includes 5 bedrooms with air conditioning, NZ wool carpets, and custom wardrobes
- Bathrooms feature Garonne limestone flooring, Tadelakt plastered walls, and premium finishes, including Elba Marble and Portsea Grey limestone benchtops.
- Outdoor living shines with a Bluetooth speaker system, heat bars, a fan-equipped entertainment area, and a reclaimed cobblestone firepit under a 75-year-old poinciana tree.
- Three secure car spaces and ample storage cater to all needs.
- Conveniently located near top schools, childcare centres, 7th Brigade Park, Westfield Chermside, and public transport, while offering privacy and tranquillity.