



Presenting This Masterpiece In Premiere Mount Lofty

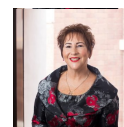
CAPTURING MAJESTIC escarpment views, Jacqui Walker presents this magnificent masterpiece – where every detail has been thoughtfully incorporated for the sensational living experience you've worked hard for.

DISCERNING Real Estate Connoisseurs are invited to make this sensational example of majestic east-side living their own.

DISCOVER million-dollar escarpment views at this sensational property set on 1,250 sq mtrs ... and discover sensational 2-LEVEL living!

THIS STUNNING DESIGNER HOME – with a sprawling total floor area of 419.8 sq mtrs – OFFERS YOU:

- A huge open-plan lounge and dining room
 - ⋮ The glamorous window outlook commands views of the valley below
- Full-size doors from this area lead to a spectacular under-roof timber Veranda
 - ⋮⋮⋮ Wow, it's 3 metres wide and wraps around 2 sides
 - ⋮⋮⋮ With wire railing to take advantage of the extensive escarpment views
 - ⋮⋮⋮ A gas point for perfect BBQ's
 - ⋮⋮⋮ And steps leading downstairs
- A large gourmet kitchen
 - ⋮ Windows capture stunning views
 - ⋮ Magnificent granite benchtops with waterfall-edging
 - ⋮ A built-in wine-rack
 - ⋮ Premium Miele dishwasher
 - ⋮ A 5-burner gas cooker
 - ⋮ Miele Rangehood
 - ⋮ Miele Steamer Oven, Miele Oven
 - ⋮ 'Zip tap' boiling water is always ready, or choose chilled and sparkling



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Amenities

- Remote Garage
- Secure Parking
- Dishwasher
- Built in Robes
- Broadband
- Deck
- Outdoor Entertaining

variations!

- ⋮ Double fridge space
- ⋮ Water plumbed to fridge
- ⋮ 2PAK kitchen cupboards
- ⋮ Definitely a spectacular kitchen experience!

– A spacious Butler's kitchen

- ⋮ With pantry, open shelving and benches
- ⋮ Sink with garbage disposal
- ⋮ Closed off by a Cedar door
- ⋮ Fridge/Freezer space
- ⋮ Microwave space

– A magnificent master bedroom experience

- ⋮ It's oversized ... because you've worked hard for it!
- ⋮ Door leads to a gorgeous veranda capturing majestic north-east escarpment views
- ⋮ A tiled private ensuite made for royalty
- ⋮ Bathtub with free-standing tap ... oh bliss, yes, soak those cares away
- ⋮ Spectacular stone benches to the double vanity
- ⋮ Shower with ceiling and wall shower roses
- ⋮ Floor-to-ceiling Travertine tiles
- ⋮ An IXL heat-light
- ⋮ And a private tiled toilet, also with floor-to-ceiling Travertine tiles
- ⋮ A spacious walk-in robe
- ⋮ With built-in drawers
- ⋮ A full-length wall mirror
- ⋮ And plenty of hanging space
- ⋮ A ceiling fan completes this gorgeous master bedroom

– A fantastic office zone

- ⋮ Set behind beautiful Cedar doors
- ⋮ With a built-in bench
- ⋮ And the best possible internet connectivity across the home, with FTTP fibre to home not just the street

– Private wing with 2 Queen-Size bedrooms

- ⋮ Each with built-in robes
- ⋮ Each with ceiling fans
- ⋮ Each capturing beautiful valley views

– Lovely main bathroom

- ⋮ Stone bench to full-length vanity and full-length mirror
- ⋮ Lovely bathtub
- ⋮ A large shower
- ⋮ Tiled flooring and Travertine tiles floor-to-ceiling

– A beautiful powder room experience

- ⋮ With basin
- ⋮ Under bench cupboards
- ⋮ A wall mirror
- ⋮ Laundry chute
- ⋮ And shelving for towels or storage

– Main toilet

- ⋮ With floor-to-ceiling Travertine tiles and tiled flooring

– Hallway with storage cupboards at each end

- Bring 6 cars! First, a double garage upstairs
 - ∴ With pull-down ladder for easy access to ceiling for storage
 - ∴ With an abundance of vehicle accommodation under-roof, you could convert this upper floor area to an additional living room or bedroom

- Additional downstairs garage
 - ∴ Oversized at 9 metres DEEP
 - ∴∴ This means space for 2 cars here tandem
 - ∴ Leads to the laundry

- With 2 huge bonus areas
 - ∴ 1 Games Room, 10.1m x 7.1m
 - ∴ 1 Storage Room, 11.4m x 5.9m
 - ∴ And a wrap-around lower-floor verandah area too

- Large laundry
 - ∴ With HANDY CHUTE FROM UPSTAIRS for your total convenience
 - ∴ Access via downstairs garage
 - ∴ All the bench space you could wish for
 - ∴ Endless under-bench cupboards for storage
 - ∴ Stainless-steel sink
 - ∴ Additional access to laundry via steps from veranda at rear

- Also
 - ∴ Roller blinds and Venetians throughout
 - ∴ Timber floors throughout
 - ∴ And quality Louvres to lounge, kitchen and main bedroom

AND YOU MUST KNOW about the 6 high-end construction features here. More on that in a moment.

FIRST, let's step outside:

- Set on a premiere 1,250 sq mtr allotment
- Driveways to Upper and Lower Garages have a pebble finish

- Look at that HUGE 12m x 7m shed
 - ∴ Themed in the same style as the residence
 - ∴ With power and water
 - ∴ Secure parking for 2 cars
 - ∴∴ And did you know that 6 cars can be securely parked across the whole site?!!
 - ∴ Handy shelving
 - ∴ Bonus rear roller-door access with concrete path surrounding shed

- Wide storage for a high caravan with 3.0m height clearance beneath the upper veranda, 3.0m width

- Attractive low-maintenance landscaping and gorgeous street appeal

NOW for those SIX CONSTRUCTION FEATURES you won't find in every home:

- Cedar doors throughout
- Premium 4 step cornices and architraves adorn trims and door frames
- Luxurious 'Hurl' hinges for the smoothest-closing doors and cupboards with the most tidy finish
- Linearboard external walls, with Hamptons appeal
- Insulation, Insulation, Insulation
 - ∴ Protecting your comfort and lining the external walls, UNDER THE FLOOR, the ceiling AND under the iron-roof

- High 2.7m ceilings

NEARBY:

- Neighbourhood by high-caliber premiere eastside homes
- 900m to Boyce Gardens and Rainforest
- 2km to Toowoomba State High School
- 3km to Botanic Gardens and Queens Park
- 3km to Clive Berghofer Stadium
- 3.1km to Toowoomba East Primary School
- 3.2km to Northpoint Shopping Centre
- 3.5km to St Vincent's Private Hospital
- 4.4km to Sports Club / CBD
- 5.1km to Grand Central Shopping Centre

ABSOLUTELY MAJESTIC and set in Premiere Mount Lofty, the features of this majestic masterpiece are countless. But that's what you've worked hard for.

I'M TOTALLY IN LOVE with this Majestic Masterpiece and NOW is the moment to make this sensational home your own.

YOUR Expression Of Interest is Now Invited.

FOR YOUR CONVENIENCE, I'm listening out now for your call or message. Myself and my award-winning team of 4 are available 7 days including evenings for your inspection – or experience everything at the upcoming Open Home. MAJESTIC AND SENSATIONAL, SO SEE!

***HELPFUL INFO courtesy of Jacqui Walker:

- Recent General Rates: \$1,841.79 net 1/2 yr
- Recent Water Access: \$314.95 net 1/2 yr + use
- Local Government Area: Toowoomba Regional Council

- Main Gas: To Residence
- Allotment Size: 1,259m²
- ∴ Dimensions: 38.77m frontage x 45.46m north x 48.29m south x 20.45m rear

- State School Zone: Toowoomba East Primary (P-6, 3.1km); Toowoomba State High (7-12, 2km)
- Internet: Can connect to the NBN via Fibre-to-the-Premises technology (FTTP)

- Disclaimer: All care taken, however you are encouraged to independently verify all figures and indications.

3 GRASMERE COURT



TOTAL FLOOR AREA 419.8 M²

