



6 Como Place, Parkinson



RECORD PRICE ACHIEVED

If you enjoy a leisurely stroll along the lake, no doubt you'll recognise this prominent property as one of Lakewood's finest.

Widely regarded as the best location in Lakewood Estate – this impressive home boasts a floor plan of over 497 m2 and sits proudly on a huge 890 m2 corner allotment overlooking the beautiful parklands and lake.

With gorgeous street appeal – a rendered brick and steel fence showcases the formal front garden with camellias and beautiful roses just coming into bloom. At its centrepiece is a lovely stone water feature bordered by established box hedging that leads the way to the front door.

The home welcomes you through big double entry doors into a formal entry that provides glimpses of what's to come.

Light, spacious and airy with beautiful 2.7 metre and higher vaulted ceilings feature throughout the downstairs living. Situated on the ground level are 4 spacious living areas – each with their own charm and character to suit the needs of daily living and relaxed entertaining.

The air-conditioned sunken formal living room boasts vaulted ceilings and custom windows – taking advantage of the wonderful warmth and light of morning sun and tranquil lakefront aspect.

Host dinner parties in the formal dining and retreat afterwards to the air-conditioned family living for after-dinner drinks and a cocktail or two.

On these chilly winter nights, get warm and cosy in front of the beautiful wood fireplace, encased by a traditional mantle and hearth. It's a great spot to relax and unwind this time of year.

If you like to throw a good party, you'll absolutely love the massive air-conditioned

4 3 2 890 m2

Price	SOLD for \$1,269,999
Property Type	Residential
Property ID	286
Land Area	890 m2
Floor Area	497 m2

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rumpus/media room. With plenty of room for bar and pool table, and loads of space to set up a home cinema too. Just close the bi-folds, bring out the popcorn and turn up the music!

An impressive 2-pac kitchen provides functional access to all living and dining areas both inside and out (thanks to the servery to outdoor entertaining). Features include: quality European s/s appliances – including combination SMEG steam oven/microwave; Neff wall oven and gas cook top; Miele dishwasher; food waste disposal unit; island bench with under-bench storage; walk-in pantry; breakfast bar; generous storage and benchtop areas for food preparation; and handy provision for water connection to the fridge/freezer too.

Completing the downstairs floorplan is a separate study/5th bedroom; full bathroom with shower, toilet and vanity; plus big laundry with useful bench space.

An elegant, winding staircase leads upstairs to a sophisticated void and 4 big bedrooms. Twin double doors with feature leadlight decorative windows showcase a romantic balcony where you can enjoy uninterrupted views of the beautiful Lakewood parklands.

The enormous master bedroom has a big ensuite with double-vanity, spa bath, separate shower, private toilet and big walk-in robe. It's also air-conditioned too.

The other 3 bedrooms are all huge and can easily fit any combination of beds and furniture to suit your family's needs. There's also the added convenience of a separate powder room with toilet and vanity, in addition to the main bathroom with bath, shower and vanity.

Throughout all bedrooms is a breezeway cooling system that provides natural air flow just like a sea breeze to keep you comfortable all year-round, and it's cheap to run too.

The idyllic setting of the back garden offers multiple areas to enjoy outdoor entertaining and alfresco dining. Fully fenced and gated – your privacy and security is assured.

An expansive elevated deck has been purpose-built as a sun deck and place to unwind. Useful for an outdoor spa or shady gazebo. Or simply recline and relax under shade of one of two extended awnings with a good book or glass of wine.

Outdoor cooking is also a pleasure under the expansive, insulated and tiled patio – overlooking a tranquil pond feature and established gardens full of hibiscus, camellias and Australian natives.

Other features of this magnificent property include: quality drapes, shutters and blinds throughout; 300 litre gas hot water tank; ducted vacuum system; tinted windows; intercom; security alarm; window/door security screens/locks; doggy doors; garden lighting; and so much more.

There's also an automatic double garage with great mezzanine storage for those non-everyday items and an adjoining workshop too.

Just a short stroll to city bus, schools, childcare and shops. With Brisbane CBD only 17 km away, and easy access to Gold/Sunshine Coasts and western suburbs too.

Located in Lakewood's dress circle – this is prestige buying at its absolute best and a rare opportunity not to be missed.

The sellers are relocating and their instructions are clear – this home will be sold at auction or before!

All serious buyers welcome.

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