

101 Thomas Street Birkdale

Details

Lifestyle Property ~ Modern Quality Architecture ~Where Style meets Practicality!

Architectural

- Architectural design (Tony Jansen)
- Kelvin Crofton & Assoc Engineers
- Stephen Clegg Landscape Design

Build Date

- October 2009



Rooms / Spaces

- 4 Large Bedrooms (2 with Outdoor Deck - separate entrances)
- 3 Modern Bathrooms
- Large Living, Dining, Kitchen area with Pantry and access to Upper Deck with ocean views
- Media Room overlooking front garden (or additional bedroom)
- Dedicated Library or Reading room (or additional bedroom)
- Dedicated Office (or additional bedroom)
- Gallery Hallway with Nook
- Garage - 2 car tandem with room for workshop / studio/ gym.
- Large Laundry with outdoor access
- Front and Rear Private and Secure courtyards with direct Park/Water access at rear
- Two Decks - upper and lower. Fully enclosed with Plantation Blinds and screens
- Modern Timber and Glass Staircase



Features

1. Zoned Ducted reverse cycle heating and cooling
2. Vac-Maid auto ducted vacuum system - up and down
3. High Quality Swiss appliances (VZug/ Miele)
4. Zip HydroTap - cold/ hot/ sparkling
5. Beautiful unique New York Marble features
6. Black Mica Quartz Stone kitchen counter tops
7. Soft close auto cabinet closers
8. Black glass French door fridge (included in sale)
9. Separation of bedrooms for privacy or Air BnB/ home office [STCA] potential!
10. Extra High (2.7m) Ceilings upstairs and down
11. Designer Jimmy Possum Block out Curtains/ Blinds throughout!
12. LED lights throughout with Clipsal dimmers
13. Quality light fittings including Matt Blatt "Coral" in dining area
14. Privacy window tinting (no one can see in, but you can see out)
15. Video Intercom (Upstairs and Downstairs)
16. Fully enclosable decks upstairs and downstairs/ Quality Plantation shutters and retractable block out outdoor blinds
17. Gas bayonet on upper deck as well as in living area
18. Fitted outdoor heaters for year round comfort
19. Soft feel Low Allergy Bamboo Flooring
20. Large beautiful Porcelain tiles throughout
21. Beautiful Fitted Cabinetry in Office
22. Practical fully fitted Cabinetry in Laundry
23. Designer Office desk (included in sale)



24. Custom (extra) height doors
25. Security gates & remote controlled Electric Driveway Gate
26. Home is North - North East facing for passive solar comfort
27. Low maintenance private Designer Courtyard Gardens with unique plants and Travertine stone paving
28. Extensive timber decking, features and lockable gates.
29. Front entry gatehouse
30. Automatic reticulation to gardens
31. Reverse cycle electric hot water
32. Multiple Data and Phone points upstairs and downstairs
33. CCTV to exterior- front and rear yards
34. Opportunity for dual living, home office/work, Air BnB
35. In slab perimeter white ant control
36. Doggie door and cat control (*if needed*)
37. Extra large Garage with room for gym or workshop.
38. Extra height Garage [3.2m] suitable for boats/ caravans
39. Practical Marine Carpet in garage for work out or work ins!
40. Extensive Quality Fitted Cabinetry in Garage
41. Three Phase power
42. Private park /playground and ocean access direct from property
43. Walking distance to schools and Wellington Point ocean front with free BBQ's etc
44. Outdoor Gym, Playground, Boardwalk & Ocean - Direct access!
45. So Close to Schools, Shops, Restaurants at Wellington Point/ Birkdale/ Cleveland and Capalaba!
46. Private and Tranquil retreat experience!
47. Extremely private and safe!
48. *Space for lap pool if desired*

DETAILS

Main Bedroom

- Large room with space for a king size bed, armchairs and desk/ vanity
- Beautiful designer feature wall paper
- Beautiful Jimmy Possum block out blinds and curtains
- TV points in bedroom
- Low Allergy Bamboo flooring



Main Bathroom Ensuite & Dressing Room

- Large double vanity main bathroom
- Large walk in robe with custom designed storage fit out including jewellery draw, shoe racks, trouser racks, luggage storage, etc.

Other Bedrooms

- Three extra large (queen size bedrooms)
- All bedrooms have quality built in wardrobes with internal fit outs
- Two bedrooms have separate rear deck access
- Bedrooms zoned separately from Master bedroom

Living and Designer Kitchen & Dining

- Large living area encompassing lounge, dining, kitchen with timber bifold doors opening onto entertainment upper deck with ocean views
- Quality VZUG kitchen appliances including induction hot plate, pyrogenic steam oven. Miele dishwasher.
- High ceilings
- New York marble backlit feature and splashback
- Zip tap with plumbed hot, cold and sparkling water
- Built in black glass, French opening fridge
- Extremely functional Pantry with fitted draws, shelving, appliance sections.

- Black quartz with mica stone countertops
- Matt Blatt "Coral" light fixture in main dining room
- In counter electric point
- Ocean glimpses out through to King Island
- Built in Bar with lighting in living area
- Deck overlooks peaceful community park with leafy treed outlook.
No direct foot traffic past home making it whisper quiet aside from the birdsong in the mornings!

Media Room

- Front garden courtyard view
- TV points
- Separate to main living areas upstairs
- Possible alternative use as additional bedroom

Library

- Dedicated library with built in book cases
- Possible alternative use as dining or additional bedroom



Office

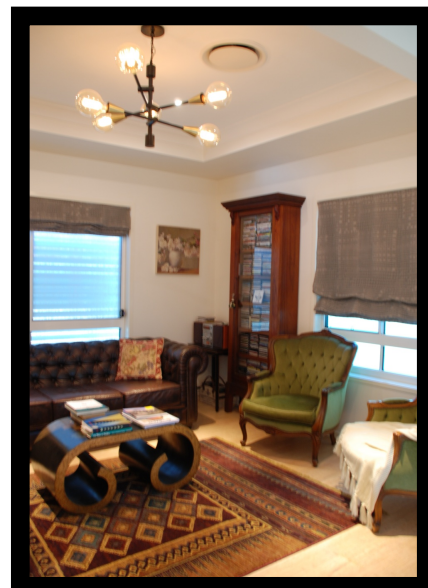
- Dedicated private office space with Japanese screen
- Built in fitted out designer cabinetry with black stone top
- Possible alternative use as additional bedroom
- Data and phone points

Lower Deck

- Private lower deck fully enclosable with Plantation shutters
- Access from two bedrooms
- Opportunity for dual living, home office/work, Air BnB

Upstairs Deck

- Large entertainment deck fully enclosable with Plantation shutters and weatherproof blinds
- Views across park to ocean and king island
- Peaceful retreat experience
- Large full length timber bi fold doors to shutter or open to living room
- Gas bayonet and electric points
- Installed outdoor heaters



Garage

- Extra large tandem garage with extra head height (3.2 m ceilings)
- Built in fitted out cabinetry for home workshop or studio/ gym
- Sensor lighting
- Remote controlled garage door (non repeating)
- Marine carpeted

Laundry

- Large laundry with space for washer dryer
- Dedicated drying rack
- Built in cabinetry
- External access to clothes line area and back yard access

Courtyards and access

- Beautiful Stephen Clegg Landscape Design front courtyard with real travertine stone paving to front and rear
- Garden and deck lighting
- Full automatic reticulation system
- Front gatehouse with video intercom outside
- Lockable security gates (all)
- Direct Park and Ocean access from rear gate
- CCTV security coverage
- Electric driveway gate with remote
- Extra in yard driveway parking
- Extensive timber decking and feature timber

Sale Inclusions

- All fixed items including window treatments (curtains, blinds, shutters)
- Kitchen: Dishwasher, Oven, Cooktop, Vent, Zip Tap.
- Fixed cabinetry in upstairs office and downstairs garage and laundry
- Video Intercom
- Ducted Vacuum Maid system
- Reverse Cycle Air-conditioning condenser & system
- Hot water system - Reverse cycle system and storage
- Garden Reticulation System (electric)

Sale Exclusions (*Open to negotiation*)

- Electronic: All televisions and wall brackets
- Appliances:
 - Sharp black 2 door French fridge
 - Washing machine
 - Microwave
- All internal wardrobe fittings
- Outdoor barbeques and outdoor fridges
- All potted plants, garden furniture and artwork
- All art work, sculptures, mirrors, plinths
- All exercise equipment including bicycles
- All gardening equipment including hoses and related attachments
- All tools and other loose materials
- Small garden tool shed
- All furniture and private effects (books, home decor, etc)