



 EDENBROOK

FOR SALE \$949,000

3 AQUILA DRIVE PARKHURST

3 Aquila Drive offers an unrivalled level of construction and design, perfectly situated in the sought-after Edenbrook estate. This stunning residence with its coastal accents and modern elegance offers a seamless blend of functionality and sophistication. Boasting 4 spacious bedrooms, media room and 3 beautifully-finished bathrooms, this brand-new home built by Matheson Builders is ready to move in now.

The grand, modern facade, with its sleek skillion roofline and striking stone feature, exudes street appeal. The captivating exterior seamlessly guides you to the entrance, where an equally impressive feature wall welcomes you inside the home. Enter the heart of the home and encounter a masterfully designed open-plan kitchen, dining, and living area overlooking parkland and open space. This harmonious layout effortlessly blends comfort with sophistication, making it perfect for both leisurely everyday living and refined entertaining. The kitchen boasts modern finishes, highlighted by a stylish central island, integrated dishwasher and on-trend joinery.

Spacious open-plan living and dining areas transition effortlessly to a large undercover outdoor entertainment area. The outdoor entertainment area is exquisitely designed for seamless hosting, boasting a spacious alfresco setting that includes convenient access to an outdoor bathroom. This thoughtfully planned space offers an expansive backyard, with space for a pool and shed. Located in a welcoming, family-friendly neighbourhood, this stunning home is just a short stroll away from the popular Oscadia Playground, expansive open spaces and extensive walking paths.



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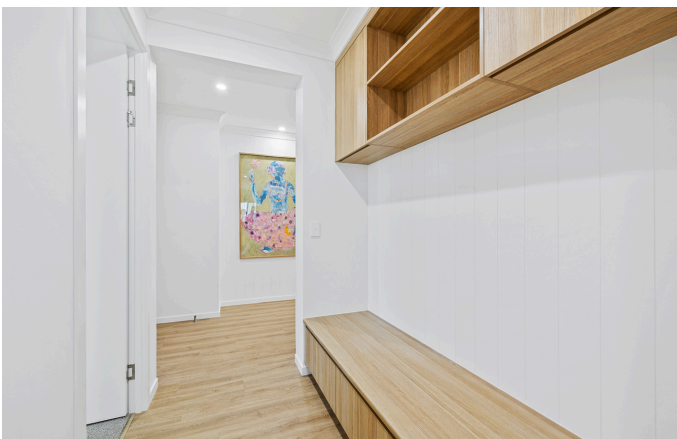


0422 828 909

INCLUSIONS:

- Architecturally designed home in dress circle location surrounded by other stunning homes
- Fully fenced and landscaped yard with sandstone garden feature
- 2700 high ceilings
- Modern kitchen with plenty of storage and an integrated dish-washer
- Four spacious bedrooms, each featuring built-in wardrobes
- Versatile media room centrally located
- Three bathrooms, including an external bathroom off patio
- Study nook
- Walk in robe with cabinetmaker built shelving and drawers
- Thoughtfully designed to capture views of the landscaped parklands of Edenbrook
- Only metres to the school bus stop
- Crimsafe security screens on all windows and sliding doors
- Split system air-conditioning throughout
- Double garage with seamless flooring which leads to the mud room and drop off zone
- Exposed aggregate pathways to the full perimeter of the home
- Generously sized laundry with plenty of storage
- Hybrid, timber plank flooring to the living areas and plush carpet in the bedrooms

This residence is a true masterpiece, showcasing exceptional design and quality. To fully appreciate its impressive features, arrange a private inspection by calling Melissa Hytch on 0422 828 909.



FLOOR PLAN:

