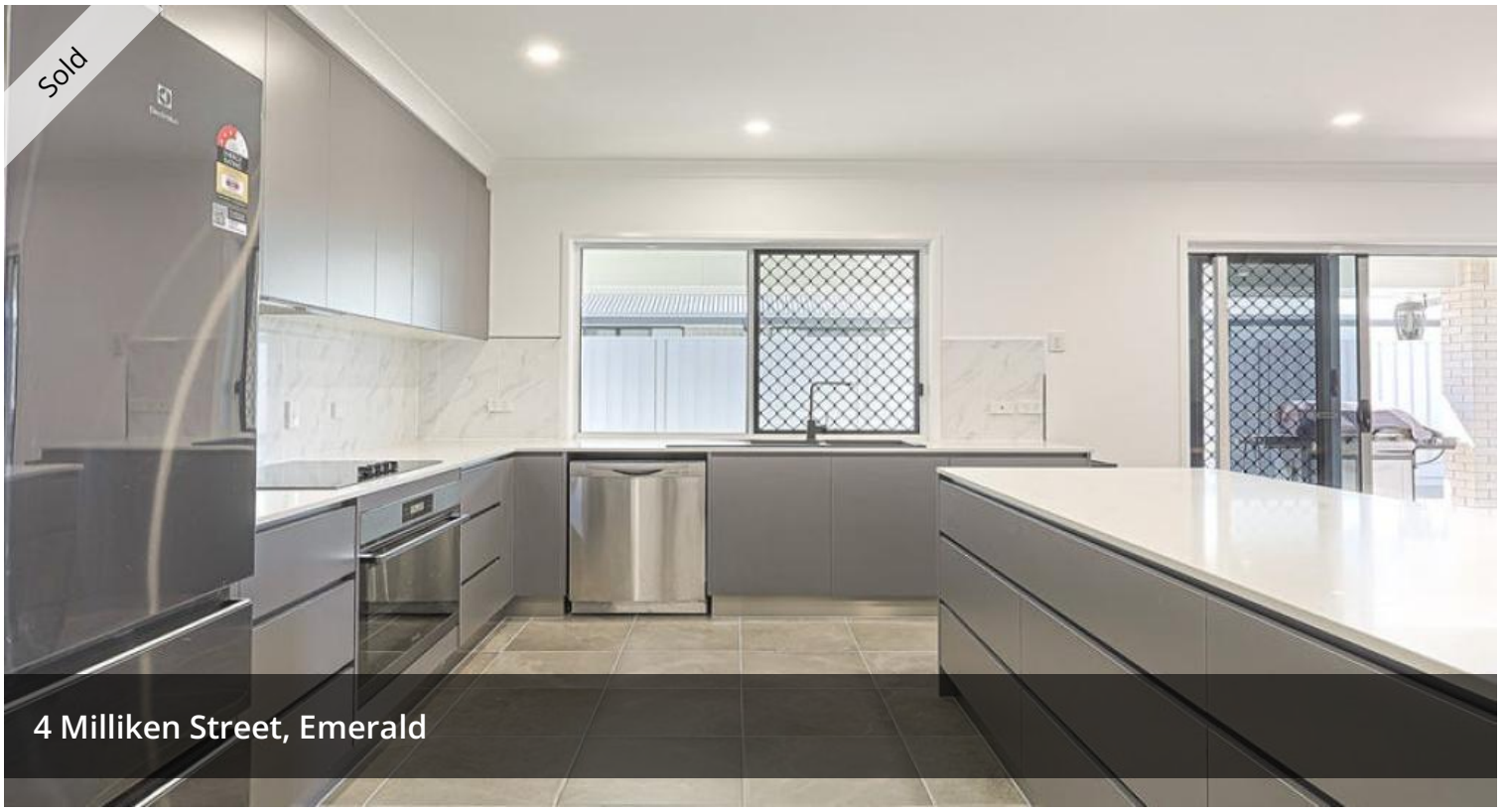








LUXURY LIVING AJACENT RIFLE RANGE RESERVE

5 4 4 997m2

This is your opportunity to purchase a Peter Vine meticulously built home, complete with a shed and granny flat for well below replacement cost. With the property being in as new condition alongside the immaculately maintained lawns.

Set on a picture perfect 997m2 allotment, with too many features to list, this opulent home located in the prestigious Nogoa Rise Estate, oozes class, quality, prestige and practicality.

The beautifully tiled flooring invites you into the home, where you will find yourself immersed in the epicentre of the home, the kitchen! Impeccably finished with stone benchtops, the chef of the family will be ecstatic with the walk-in pantry to create all their culinary delights. The media room provides the perfect haven to sit back and enjoy a movie on the big screen, whilst the informal lounge and dining offers a luxurious space for rest and relaxation alongside entertaining the guests in style.

Continuing through to the bedrooms with the master offering an abundance of space, a sensational walk-through wardrobe and a lavishly finished ensuite complete with double basins and dual rain head showering. Each bedroom is large in size, light, bright, airy, beautifully carpeted and complete with ceiling fans plus air conditioning. Both bathrooms have been equitably finished with black tape ware and high end finishing's, with the main bathroom hosting a separate bath and

Price	SOLD for $800,000
Property Type	Residential
Property ID	8213
Land Area	997 m2

AGENT DETAILS

OFFICE DETAILS

Emerald
34 Egerton St Emerald, QLD, 4720
Australia
0749875875

shower.

Designed with outdoor entertaining in mind, the patio is complete with a fan to ensure you and your guests are kept cool, overlooking a green lawn all year round is assured with the automatic sprinkler system.

If room is what you are needing for a truck, boat, caravan or any other toys, then the 3 bay powered shed will definitely appeal to you.

-In Vogue kitchen with island work bench overlooking the dining, lounge/family area, complete with black finishings, 900 mm stove and oven and chefs walk in pantry
-Private media room
-Carpeted Master bedroom complete with superior ensuite, complete with black fittings and walk-in robe
-Three additional king-sized carpeted bedrooms with built in robes, fan and air conditioning
-Stylish laundry with built in cupboard space together with a convenient bench top
-Private and secure allotment with full colorbond fencing
-Security screens on all windows
-Internet/telephone and tv points in all bedrooms and family area
-Glass sliding door access to the private outdoor entertaining area to host all the guests
-Ample Storage throughout
-10 kw solar power system and 3 phase power, providing economical running of the split system air-conditioners
-Secure side access with pin code security
-Concrete driveway to the large 3 bay 12 m x 8 m colorbond shed
-Fully self-contained 8 m x 3 m granny flat or teenage retreat
-Ample room to park the caravan and all the toys on the spacious concrete driveway
-Fully turfed with automatic watering system
-Rental appraisal of $750 - $800 per week
-Spacious double lock up garage complete with seamless flooring and security pin code access
-Desirable location, with all amenities within ease of access
-Room for a swimming pool

For additional information or to arrange your inspection, please contact Selena Berry from Adams and Jones on 0448 880 040.

We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.