



## Luxurious Country Living in an Exclusive Locale

### PRE-MARKET OPPORTUNITY

Some Features Include:

- 6 Spacious Bedrooms including downstairs guest room
- 5 Bathrooms boasting 4 ensuites with floor to ceiling tiles, double vanities
- Master suite offers walk through robe/dressing room with double shower and two person spa in ensuite
- Large home office plus separate study
- Impressive foyer entrance with stacker stone feature wall and lighting
- Open plan casual living area overlooking the pool, tennis court and kids playground
- Formal lounge and dining room
- Separate rumpus room or extended living with stunning fireplace feature, flowing out to the entertainment area through bi-fold doors
- Upstairs games room or childrens wing
- Fully equipped cinema room
- The gourmet kitchen is the hub of the home with caesar stone bench-tops, European appliances, plus butler's kitchen and an abundance of cupboard space
- Large covered outdoor entertainment area flowing off the extended living room with built in bbq and outdoor kitchen with stone benchtops
- Ducted airconditioning upstairs and downstairs
- Smart wiring throught the house
- Ducted vaccum and security alarm aswell as camera viewing the street below
- Automated front gate with intercom
- Wine cellar plus storage room or cold room
- An outstanding inground pool with colored lighting and stone feature wall with waterfall aswell as a huge timber sundeck, all of which are overlooked by the outdoor entertainment and living areas
- Full sized flood lit tennis court and viewing deck
- Seperate undercover area for multiple use such as gym
- 2 large cubby houses for kids
- 3 Car lock up garage with an abundance of storage and workspace
- 2 x 25000 L water tanks



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- Asphalt driveway all on a fully fenced 2.75acre usable block of land perfect for families of all ages, pets and suitable for horses as there is also a horse shelter
- Walking distance to school buses, minutes to Kenmore shopping Village and only 13 kilometres to the CBD

Homes of this calibre seldom become available, this is your opportunity to secure and enjoy the privilege of owning one of the areas finest homes and live the acreage dream.