



## FOR SALE

### STYLE DESIGN AND ELEGANCE

From the moment you enter your new property you will be impressed. Every detail, has been meticulously planned, designed and crafted to create a very beautiful space to live, work and play.

Everything about this home invites you in and entreats you to explore and enjoy the delights around each corner and along each path.

The grand entrance opens onto extra wide halls, nine foot ceilings and a library that offers tranquil views of the pastures that will make it difficult to stay interested in any novel. The decorative cornices, vaulted ceilings, generous size rooms and quality décor throughout add style and elegance.

The four large bedrooms all have built in robes and views everyone will enjoy waking up to. The master bedroom adds that extra touch of luxury with your own private patio, a walk through robe, large ensuite with separate toilet, and its own views of Narangba Valley.

The kitchen has been carefully planned for ease of use and entertaining. Appliances are quality stainless steel products with features such as a "safe touch" glass door and self-cleaning oven. The granite bench top features a waterfall edge and provides an excellent work space for a large gathering of family and friends. It is perfectly located to ensure that you can still interact with your guests enjoying the gorgeous valley views out on the portico. When the entertaining is done you'll love the extra walk-in pantry for storing all the platters and chef's toys.

Featuring two separate living areas, one library, four outdoor spaces (all weather-proof) and 1308 square metres of land; there's room for everyone to enjoy their own space in this lovely home. The property also boasts fruit trees galore, a vegetable garden, herb garden, 3000 litre rain water tank, green house, garden shed, and room for boat or van.

The gardens have all been professionally landscaped and feature rock sculptures by Western Australia's renowned urban Sculpture Jason Maxlow. The trees have been carefully selected to attract birdlife as well as being drought tolerant and easily maintained. The garden is registered with Backyard for Wildlife. North south east and west you will find water features, bird feeders and baths all enhancing the serenity and grace of this lovely home.

4 BED | 2 BATH | 0 CAR

PRICE:  
REDUCED \$645,000



OPEN FOR INSPECTION:  
N/A



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Internal 208.97m<sup>2</sup> External 104.03m<sup>2</sup> Total 313m<sup>2</sup>

13 Grace Mac Court, Narangba QLD

5 X  2 X  2 X 



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.