



# FOR SALE

## EXPANSIVE HOME ON JUST UNDER 4 ACRES

AN INSPECTION IS A MUST ON this stunning property which is just shy of 4 acres and perfect for a country change where you can enjoy the open spaces, fresh country air and tranquillity on offer.

Entering this lightly treed property you are welcomed with its sprawling lawns, a large dam which attracts an abundance of birds and local wildlife, and a very generously sized 5 bedroom, much loved home.

The current owner has done all the hard work for you, and it shows in the beautifully designed and landscaped gardens, so all you have to do is sit back, relax and enjoy.

This impressive home has a lovely European feel, and offers spacious living consisting of five bedrooms, a separate study, three bathrooms plus a good sized powder room, and three separate living areas including an enormous rumpus room at one end of the home.

The expansive, alfresco entertaining area overlooks the fabulous landscaped, low maintenance, drought resistance gardens and the dam. This provides the perfect space for those family get-togethers, or that quiet space for you to unwind and enjoy a nice glass of vino!

### Inside the home:

Spacious open style kitchen/family living area for your everyday use

Formal living/breakfast room capturing the morning sun

Substantial rumpus room at one end of the home also opens onto the front veranda

Separate office with sliding door access to the back patio

The well equipped kitchen has granite bench tops and a 900mm freestanding oven and gas cooktop plus an additional smaller oven.

The generously sized master bedroom suite opens onto a lovely sitting area

The master suite also offers an ensuite area with twin sinks, a spa bath, a separate toilet, and walk in robe

Four family bedrooms sharing 2 Jack and Jill bathrooms with baths

Additional powder room for your guests

Laundry

High ceilings throughout

Reverse cycle air conditioning

Expansive, undercover alfresco entertaining area perfect for entertaining

Double lock up garage with remote control door for your convenience

Additional one car Carport

5 BED | 2 BATH | 5 CAR

### PRICE:

Price guide \$1,150,000 - \$1,250,000

### OPEN FOR INSPECTION:

N/A



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217 BEATTIE RD, MUNDOOLUN

Bed 5 Bath 3 Car 2

INTERNAL 335m<sup>2</sup> | EXTERNAL 180m<sup>2</sup> | TOTAL 515m<sup>2</sup>

@realty

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Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.picsandmortar.com.au](http://www.picsandmortar.com.au)

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.