347 KANGAROO GULLY ROAD, BELLBOWRIE, QLD, 4070









SOLD

SPACIOUS AND ELEGANT LIFESTYLE RETREAT

Turning into the driveway feels like entering a private country estate, this impressive single level residence is well set back from the road and will surprise you with the exceptional lifestyle opportunity it offers - timeless in its design and extremely generous in its proportions. Tennis, swimming, billiards, home office, entertaining small or large groups, separate living space, room to run and kick a footy, a game of backyard cricket, tinker with cars, have a band or play the trumpet! There is so much for all the family to enjoy here!

From the moment you enter the expansive entry foyer you will be impressed by the high ceilings and sense of space. On your right, is the main entertainment wing with a large dining room adjoining the formal lounge. A double-sided open fireplace separates this from the generous informal living / rumpus with wet bar that would be a perfect spot for a billiard table. This flows outside to an under roof alfresco dining 'room.'

On the left of the entry you will discover the central hub of the home with a fabulous family kitchen with island bench, 6 burner gas cook top, pantry, loads of bench and storage space all flowing seamlessly to the family dining and living room. Your perfect vista from here is out over green lawns to the tennis court and beyond and to another spacious outdoor entertaining area looking over the pool. This second under-roof alfresco area is the ideal location to welcome back the tennis players, watch the frivolities in the pool or entertain from 10 – 100 of your special friends & family.

Adjacent to the kitchen, is a spacious dual station office. Ideal for running a home business as it has external access. Venture further in this half of the home to find the private bedroom wing, main bathroom and laundry.

All this and more situated on a private and useable 2.54 acres which was flood free in both 2011 and 2022.

Features at a Glance:
Internal:
* Fully ducted air conditioning throughout on two separate systems
* Ceiling fans in all bedrooms, living areas and alfresco rooms
* Security screens for all windows and doors
* Expansive formal lounge and dining room

4 BED | 3 BATH | 5 CAR

PRICE:
$1,480,000

OPEN FOR INSPECTION:
N/A



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INTERNAL LIVING AREA : 536m²

TOTAL LIVING AREA : 679m²

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This floor plan is illustrational and the measurements given are approximate.
It is recommended that further investigations are carried out for building purposes. Created by **risephotography.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.

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