



# SOLD

## SOLD BY ROBYN HUNT REAL ESTATE

Introducing a stunning gem nestled in a sought-after location, with ample side access for all your large toys and more! This gorgeous property boasts an array of desirable features that will captivate your senses, and effortlessly blends comfort, style, and functionality.

Step into the heart of this residence, and you'll find a central, country-style kitchen that is sure to delight. Equipped with excellent storage, a gas cooktop, and a servery window, it's the perfect space to indulge your culinary creativity. Picture yourself effortlessly entertaining as you serve delectable meals through the servery window to the outdoor entertaining deck, creating an inviting ambiance for your guests.

Prepare to be captivated by the soaring raked ceiling, rich timber floors and the warmth of an open fireplace in the main living area. Timber sliding doors lead out to a picturesque outdoor space, where you can revel in the serenity and beauty of the surrounding mountain views.

Beat the cold, or the heat, with the comfort of reverse-cycle air-conditioning that permeates throughout the home, ensuring year-round comfort for you and your loved ones. Adjacent to a second living space, the dining area provides a seamless flow for entertaining and quality time with family and friends.

Immerse yourself in the charm and elegance of this property with strategically placed plantation shutters that add a touch of sophistication while allowing natural light to grace every corner of the home. The separate main bedroom offers a sanctuary of privacy, featuring an ensuite and timber sliding doors that provide direct access to the verandah, allowing you to wake up to breathtaking views each morning.

Indulge in relaxation in the main bathroom spa, with the convenience of the toilet being separate to the main bathroom. Beautiful and well-maintained sash windows add a touch of character and charm to this already enchanting abode.

For those who enjoy tinkering and crafting, a workshop space under the house provides endless opportunities for creative endeavors and handy projects. Meanwhile, the magical gardens surrounding the property create a haven of tranquility, whilst allowing you to potentially add a shed or swimming pool (STCA).

4 BED | 2 BATH | 1 CAR

PRICE:  
\$750,000

OPEN FOR INSPECTION:  
N/A

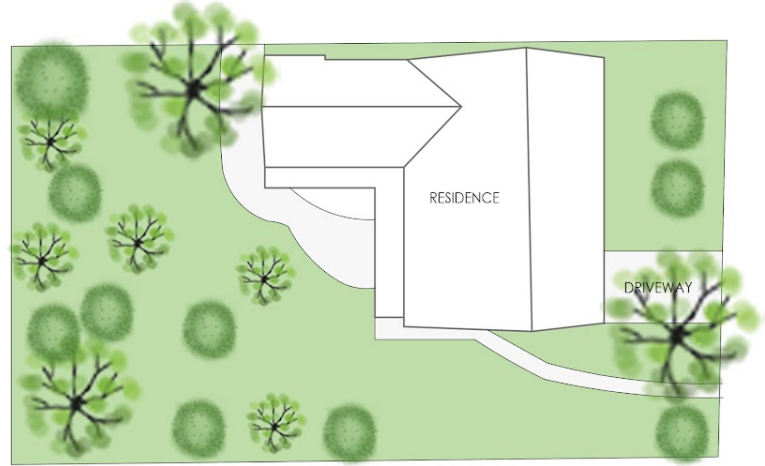
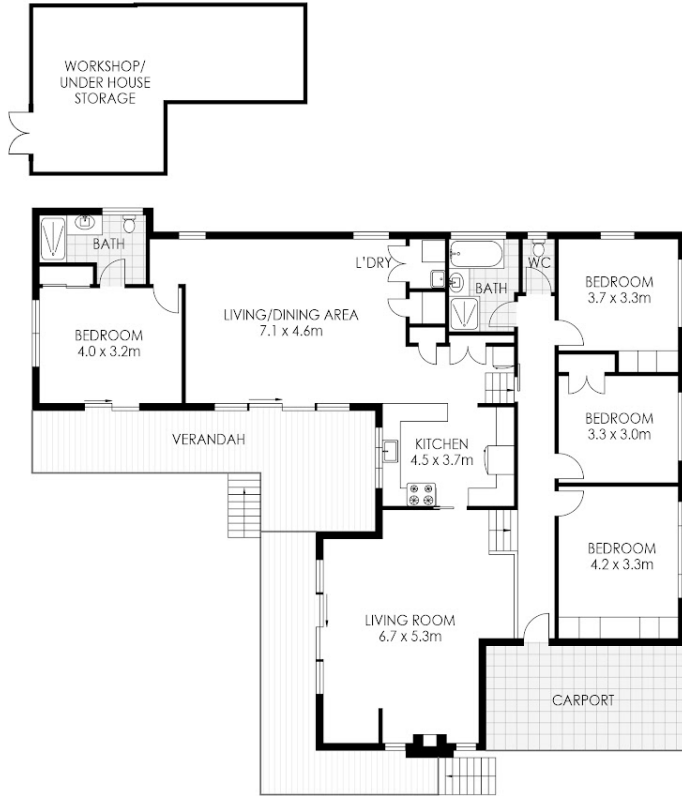


**Robyn Hunt**  
0448448758  
robyn@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 11 Hillcrest Ave, Goonellabah



**APPROXIMATE AREAS**  
INTERNAL: 155m<sup>2</sup>  
EXTERNAL: 53m<sup>2</sup>



SITE PLAN NOT TO SCALE

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.