



**SOLD**

## PARK-LIKE ACREAGE LIFESTYLE FOR NATURE LOVERS AND ARTISTIC MINDS

The approach to this delightful family residence invokes feelings of a country lane. It gently curves past a tranquil tree-framed grass area that sits to the front of the home. This has created a stunning outlook which is enjoyed from all living and bedroom areas and the undercover front entertaining area. Situated on an elevated and level section on the Bellbowrie side of Sugars Road this property offers the perfect balance of peaceful seclusion while still having the convenience of nearby amenities.

The home is accessed via the main entry at the front or via the impressive atrium that connects the main building with the guest room and upstairs studio. Possessing a traditional layout comprising of formal living and dining plus separate family/tv and meals room off the kitchen, this home will be perfect for a variety of family dynamics. The kitchen is stunning with Kwila hardwood bench tops, black gloss cabinets and new appliances. It enjoys an uninterrupted view across the entire pool area meaning you can attend to food preparation while keeping a keen eye on what is happening outside.

The bedrooms all have lovely garden outlooks, built in robes and ceiling fans. The main bedroom is spacious and air conditioned with a light-filled ensuite and plenty of natural ventilation through the louvre windows. The view into the garden room from the ensuite is just one of many stunning features of this home. The other bedrooms are serviced by the main bathroom, also looking onto the garden room, and a separate toilet beside the laundry.

Separated from the main section there is a large room overlooking the pool and rear garden that is perfect for a guest room, teenage retreat or potential granny flat – the choice is yours. Above this you will find yet another impressive room currently used as an art studio. It has a delightful outlook across the front and rear of the property and features vaulted ceilings and leadlight windows. It is the perfect tranquil spot to inspire one's creative side.

But that's not all; this house sits on a sprawling 2.66 acres of land, providing you with ample space and privacy. Beyond the residence there are the essentials that come with an acreage lifestyle – large shed with power; several smaller sheds (one was previously the outdoor dunny from the Taringa School of Arts); machinery shed for trailers, mower and the 4WD; potting/propagation shed; vege garden; greenhouse; beautiful tropical bush garden and three

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,430,000**

**OPEN FOR INSPECTION:**  
**N/A**



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GROUND FLOOR

FIRST FLOOR



SITE PLAN

INTERNAL LIVING AREA : 231m<sup>2</sup>

TOTAL LIVING AREA : 557m<sup>2</sup>

**50 SUGARS ROAD, BELLBOWRIE**



*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](http://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.