



# FOR SALE

## EXCEPTIONAL LIFESTYLE PROPERTY WITH LIMITLESS POTENTIAL

Welcome to 527 Mt Peter Road Mount Peter, a delightful family home conveniently located a short drive to the Cairns CBD and only 5 minutes to Edmonton. Positioned on a secluded 2.5 hectares, (6 acres) with a long driveway providing plenty of distance from the road offering unrestricted views to the south.

With a warm and inviting floor plan, this is the perfect family home, with over 400m<sup>2</sup> under the roof, offering five bedrooms, the main has a WIR and ensuite, while the four remaining bedrooms also offer built-in robes. Both bathrooms have dual basins, a shower, and separate tubs. Large gloss tiles and air-conditioning feature throughout the home.

A versatile dual open plan living area is complemented by the huge kitchen boasting granite benchtops, a corner pantry, a glass cooktop, an electric oven, a dishwasher, and a 2nd walk-in pantry. You can cater to an array of options including two living areas and formal and informal dining spaces.

Stepping outside, to the generous rear undercover tiled entertainment area providing views over the rear yard, where you can watch the children play or swim in the inground pool with endless views of the hills in the background. A separate fenced paddock to run a few head of cattle, or horses. For kids, there is also a motorbike track!

Two large, powered sheds, approximately 14m x 9m and 6m x 5m one with a mezzanine floor. There is a doghouse, a chook pen, and several fruit trees. Creek close by.

This property has endless possibilities. For more information, please call Sharon Vyner on 0417 778 606.

**DIRECTIONS:** From Edmonton drive down Mt Peter Road, turn into the next driveway on the left past Grays Creek bridge. The property is at the end of the shared driveway.

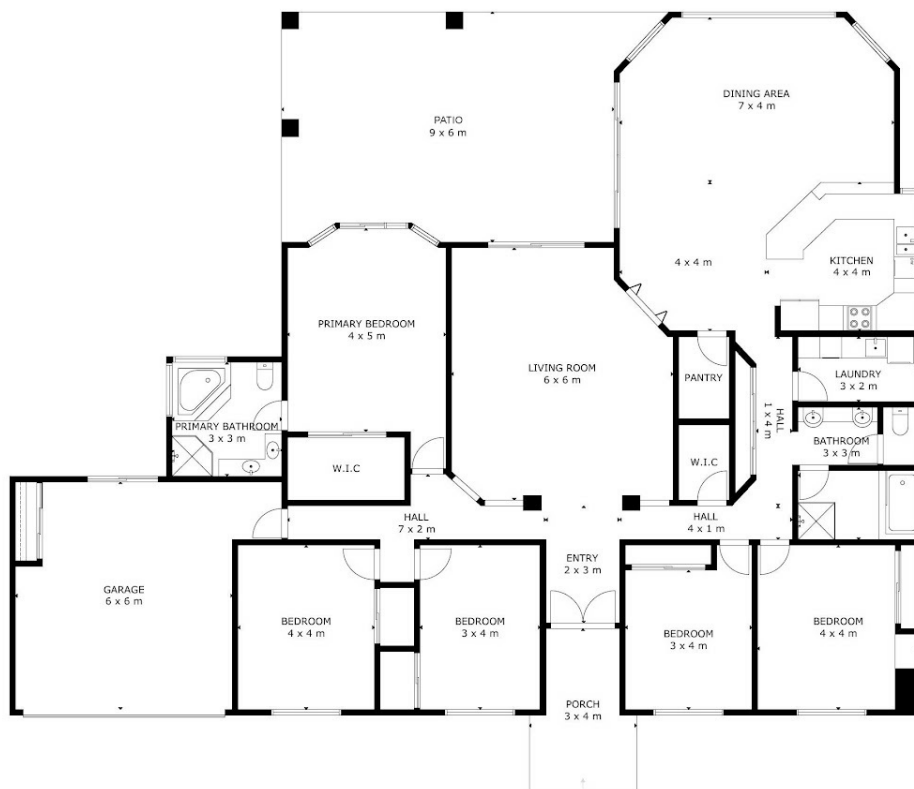
5 BED | 2 BATH | 3 CAR

PRICE:  
CONTRACT AGENT

OPEN FOR INSPECTION:  
N/A



**Sharon Vyner**  
**0417778606**  
sharonvyner@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



GROSS INTERNAL AREA  
TOTAL: 245 m<sup>2</sup>  
FLOOR 1: 245 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 35 m<sup>2</sup>, PORCH: 60 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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.