



**SOLD**

## SOLD IN 2 WEEKS ABOVE VENDORS EXPECTATIONS

This hidden gem is tucked away on the fringe of The Channon Village, only a 3 minute drive or a short walk from town. Set on 33 elevated acres and surrounded by lush tropical bushland and green rolling hills, it offers the perfect balance of privacy and convenience.

The main residence boasts high cathedral ceilings, handy loft spaces & rooms that transform from indoors to outdoors. The light filled kitchen has all the mod cons, complemented by a combustion wood stove, and flows through to the outdoor entertaining area through glass sliding doors. The living room is spacious but remains cosy - you can snuggle up on the couch in front of the wood fire while the kids play a game of pool. Two guest bedrooms lead off this area and flow right out onto the wide covered veranda that soaks in the surrounding hillside views.

The master suite is set privately in its own separate wing, and connects to the main residence via the undercover verandahs. It comprises a bedroom with WIR and ensuite, as well as its own private living space.

In addition to the main residence, there is another space that could become the perfect studio/yoga/craft room. There are also several other sheds, and an incredible workshop & carport with both power & water (which could be converted into a self-contained dwelling STCA).

From the minute you enter this property you can't help but feel the calmness of the surroundings and the landscape. An assortment of wandering roads and tracks lead you to a variety of intimate spaces within this amazing property and its beautiful bushland. Finding a place to call your own will be easy.

Relax under the shade of a tree or on the verandah and enjoy the fresh breezes captured year-round by the elevated position, or cool off further in the small plunge pool.

With the cost of living so high this property offers an easy low cost lifestyle with big veggie gardens, and an abundance of mature fruit trees. There are water tanks scattered throughout the property, and plenty of solar on the roof, with backup battery storage and an emergency circuit for black outs. There is even an elevated clearing at the top of the property that could make an ideal location for a secondary dwelling or tiny home.

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

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

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



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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.