



**SOLD**

## SUPERB FLAXTON SPLENDOUR

Inspections by appointment only. Monday to Saturday. Please contact the agent to arrange a viewing.

Rarely does a property of this caliber grace the market, as the current owner bids farewell after 22 cherished years. Seize the opportunity to call this breathtaking home your own, nestled in an idyllic cul-de-sac location. Yet close to all amenities.

This bespoke-built residence sprawls across a heavenly 2.67 acres, offering unrivalled panoramic views of the valley that evolve with each passing moment.

The main level features two bedrooms, a lounge, dining area, kitchen, bathroom, and laundry—all adorned with solid timber floors and lofty ceilings that invite ample natural light and endless vistas.

Descending to the lower level, discover the master bedroom boasting a walk-in robe and luxurious ensuite, all complemented by stunning views.

Conveniently located on the same level is a fourth bedroom/office with panoramic views, alongside a carport accommodating up to three vehicles.

An additional driveway leads to a sizable garage, ripe for conversion or the possibility of a second dwelling.

Step outside onto the picture-perfect entertaining deck, commanding awe-inspiring views of the valley. Revel in mesmerising sunsets while enjoying a drink or BBQ.

Additionally the property is Solar powered into the grid with 18 panels and an output of 3.4kw.

This property is truly one-of-a-kind. Schedule a viewing to fully appreciate its charm and unparalleled position.

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

**PRICE:**  
\$1,360,000

**OPEN FOR INSPECTION:**  
N/A



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**LOWER LEVEL PLAN**



**GROUND LEVEL PLAN**

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.