



FOR SALE

LIVING WITH NATURE AT ITS VERY BEST

The serenity of country living really envelopes you when you drive up and into this very scenic pocket of Wongawallan. This unique property offers the best of both the Gold Coast & Rural Lifestyles....one feels so far away from everything yet you are conveniently located just minutes from schools, amenities, shopping, and the M1 Motorway,

Screened from the street by a natural fence of large & mature lillypillies, this location embraces Mother Nature in all her glory.

Nature is literally at your doorstep; I have personally witnessed the presence of Koalas, plus a family of Kangaroos feeding on the wild grassed areas. The plethora of Birdlife has made friends with the current owners including Kookaburras & King Parrots who visit on a daily basis. One can easily while away the time watching the antics and listening to the birdsongs of the large variety of birdlife that flit between the tree tops just meters in front of you.

This single level contemporary residence was built and designed to be both easy care & very low maintenance, with its features taking its surrounding environment into careful consideration.

Built in approx. 2009, it is of Hardiplank & Steel Framed Construction with a Corrugated Iron Roof. All Flyscreens throughout are Fire Rated & Gutter Guards are installed on both the House & Garage.

Beautiful polished concrete floors flow throughout the home including the Alfresco Dining area, keeping the home cool throughout summer and then absorbing the warmth of the low set winter sun & new wood Burner in the cooler months.

The configuration of this 4-bedroom, 2.5 bathroom plus 2 living areas provides dual living arrangements for its current family which could be further enhanced with a creative addition of a second kitchen.

The Master Bedroom located in one wing of the home, boasts a large and elegantly designed Ensuite, a generous WIR & whose doors & windows frame the bushland views beyond....the sunrises are something special to wake up to.

The other wing of the home which can be closed off, comprises (3) Three Bedrooms, a Family Room, the Main Bathroom plus a Powder Room.

A huge double sliding door Linen Closet easily provides all of your internal storage needs. A built-in laundry is discreetly located on the outdoor patio.

4 BED | 3 BATH | 6 CAR

PRICE:

Seeking Offers Above \$1,555,000

OPEN FOR INSPECTION:

N/A



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44 Soloman Lane, **WONGAWALLAN**

4 | 2.5 | 5 | 1.37ha (3.38 acres) | Int : 197m²
Ext : 88m²
Total : 285m²

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate.
Interested parties should rely on their own enquiries.

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.