



## FOR SALE

### STYLISH HOME OPPOSITE STATE FOREST – ELEVATED VIEWS, POOL & DECK, DUCTED AC & 9FT CEILINGS - HIGH CLEARANCE CARPORTS & DOUBLE GARAGE

This spacious and immaculate home is fully renovated, boasting soaring 9-foot ceilings and zoned ducted air-conditioning throughout, and located on 903 sqm in a quiet pocket opposite the tranquil Bunyaville State Forest. The home offers 4 generous sized bedrooms and a study, spacious open plan living on hardwood floors (including a separate lounge, dining, family and meals area), and an enormous entertaining deck with outdoor lounge and dining areas overlooking the forest views and solar-heated in-ground pool. The home has recently been renovated with a new gourmet kitchen, bathroom, ensuite and laundry, as well as fresh paintwork and quality carpets. Those with a high clearance vehicle, caravan or boat will appreciate the expansive undercover parking including: a double garage with 2.53m door clearance; a long single carport (2.95m clearance height) with security gate and its own driveway; and an enormous 6.7m x 6.7m carport with 3.4m to 4.5m clearance height on its own easy-reverse driveway.

From the moment you arrive, you'll be drawn by the home's elevation and impressive street appeal, beautifully manicured landscaping and welcoming front veranda. As you step through the front door, you will appreciate the immaculate presentation and class of this home with fresh and modern décor, all under soaring high ceilings. To the right of the entry is a bright and airy home office, and to the left, hardwood floors flow through the lounge, boasting elevated forest views and separate dining room with sliding doors onto the deck.

The new gourmet kitchen is central to all indoor and outdoor living areas so you can chat with family and guests while preparing meals. The kitchen features a quality Asko oven and induction cooktop, a large plumbed fridge space, a large pantry with ample cabinetry and drawer storage, all highlighted with gleaming light benchtops and breakfast bar. In front of the kitchen, the expansive meals and family area boast similar timber floors and high ceilings, flowing through sliding glass doors onto the enormous entertaining deck. The deck, nearly 10m x 5m in size, has recently been renovated with all new Mod-wood flooring, meaning no more maintenance or splinters, and wind-down shade/privacy blinds along its length which allow you to enjoy this area no matter what the season.

4 BED | 2 BATH | 5 CAR

PRICE:

Offers Over \$1,490,000

OPEN FOR INSPECTION:

N/A



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# 46 BOONDOOMA CIRCUIT, ALBANY CREEK



Measurements are indicative only. Plans should not be relied on. Interested parties should make and 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.