



FOR SALE

A PRIVATE TELEGRAPH POINT ESCAPE WITH INFINITY POOL + STUDIO

Set back in a peaceful pocket of Telegraph Point, this beautiful family home offers that rare mix of privacy, practicality and lifestyle — a comfortable three-bedroom home on 1.71ha (just under 5 acres), with a separate studio, saltwater infinity pool, established gardens and excellent shedding.

Here, the pace naturally slows. Mornings start with birdsong and fresh country air, afternoons drift by poolside with a leafy outlook, and evenings often come with wallabies nearby and the gentle sounds of the bush.

The home is welcoming and easy to live in, with ducted reverse-cycle air conditioning (zoned to the bedrooms plus living/dining/kitchen), ceiling fans throughout, and a cast iron wood fire that makes winter nights feel just right. Raked ceilings add character and space, main bathroom is impressively large, with a corner bath and a warm country feel. The laundry is also oversized and highly functional, with excellent cupboard storage.

The third bedroom offers its own sliding door access to the rear — ideal for kids, guests, or easy outdoor flow.

Outside is where this property really shines. The saltwater infinity pool takes in the leafy outlook, and a productive garden setup includes four raised garden beds in a net enclosure, plus a lovely selection of fruit trees including lemons, cumquats, olive, mandarin, orange, peach and cherry guava — with herbs already established. There's also an igloo greenhouse ready for starting seedlings.

A large grassed area at the front of the home creates the perfect space for kids to play, keen gardeners to dream up their next project, or relaxed evenings gathered around the firepit.

At the rear, everyday entertaining is easy with stencilled concrete and an undercover pergola that runs the length of the home — a practical, sheltered space you'll use year-round.

For guests, work-from-home, or a creative space, the studio is a real bonus — connected to the home via a breezeway and fully self-contained with a kitchenette, full-size bathroom, its own split

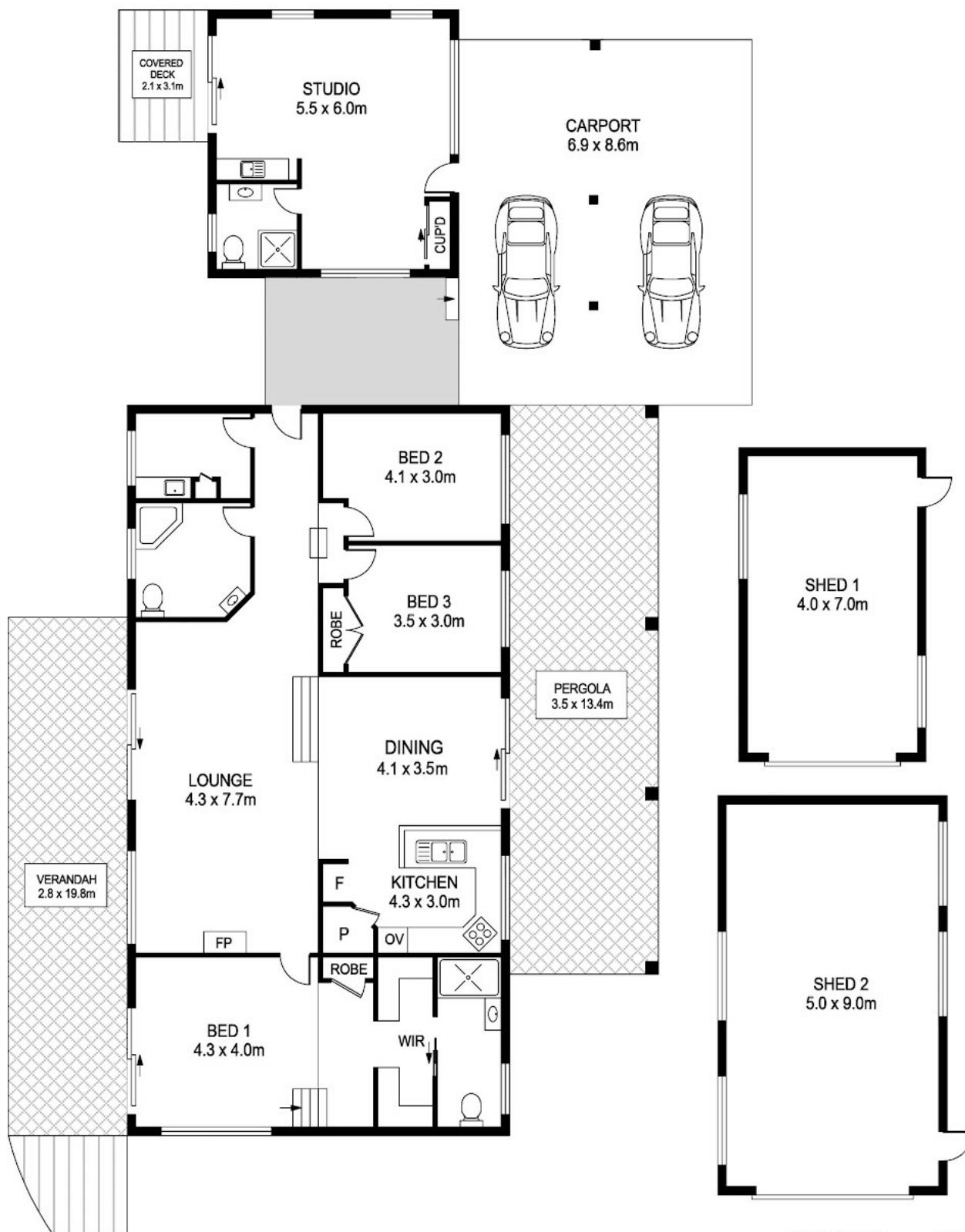
4 BED | 3 BATH | 2 CAR

PRICE:
 \$1,165,000

OPEN FOR INSPECTION:
 N/A



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INTERNAL : 144.5m²
 STUDIO : 39.5m²
 VERANDAH : 46.9m²

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.

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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