



FOR SALE

OPEN HOME SATURDAY 11:30AM TO 12:00PM

Elevated Family Home with Pool, Shed & Dual Living

Positioned within the highly sought-after Excelsior Lakes Estate, this elevated family residence delivers the perfect balance of space, flexibility and modern comfort, all set on a beautifully established block designed for relaxed Queensland living.

Built in 2016 by DJ Roberts Homes, the thoughtfully designed floorplan has been carefully planned to suit a wide range of family lifestyles. A standout feature is the genuine dual-living potential, with two master-style bedroom suites positioned at opposite ends of the home for maximum privacy. One suite includes its own wet bar/kitchenette, making it an ideal retreat for extended family, elderly parents, independent teenagers, long-term guests or even a home-based business.

At the heart of the home, the spacious open-plan kitchen, living and dining area creates a welcoming space where family and friends can come together with ease. Designed for both everyday living and entertaining, this central hub flows seamlessly to the covered alfresco, creating an effortless indoor-outdoor lifestyle. A separate media room, complete with projector and speaker system, offers the perfect setting for movie nights, a children's retreat or an additional living space.

Outside, the lifestyle continues. The sparkling in-ground swimming pool is perfect for cooling off during the warmer months, while the fully fenced backyard provides plenty of room for children and pets to play safely. A beautifully positioned firepit area invites you to relax on cool winter evenings, surrounded by peaceful native birdlife and local wildlife that enhance the property's tranquil atmosphere.

Practical features have been thoughtfully incorporated throughout. A powered 6m x 6m shed provides excellent storage, workshop or hobby space, complemented by a full-length stone driveway offering easy access and additional parking. A 12kW solar power system helps keep electricity costs to a minimum, while five split-system air conditioners ensure year-round comfort throughout the home.

Excelsior Lakes Estate has earned a reputation as one of Wamuran's most desirable communities, renowned for its generous homesites, family-friendly atmosphere and relaxed

4 BED | 3 BATH | 3 CAR

PRICE:
\$1,550,000

OPEN FOR INSPECTION:
Jul 18 at 11:30am - 12:00pm



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138 Mountaintrack Drive, Wamuran

4 Bed | 3 Bath | 3 Car | 2666sqm Block | 267sqm Under Roof



@realty

Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.