

Ashfield, 35 Sanctuary Drive

A SANCTUARY ON SANCTUARY

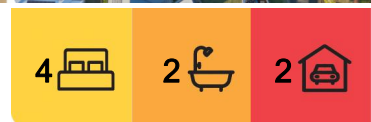
Introducing 35 Sanctuary Drive, Ashfield —nestled in the peaceful embrace of Ashfield's most serene neighborhood. This stunning 4 bedroom, 2 bathroom, lovingly maintained by its original owner and never before been on the market, offers an unparalleled blend of modern luxury and timeless tranquility.

Step inside and appreciate an open, flowing design enhanced by expansive windows and louvered features that fill the home with natural light and fresh air. Large sliding doors lead to a covered deck, an entertainer's paradise featuring a beautiful lap pool with an elegant water cascade. The merbau timber deck, complete with a built-in mini fridge and BBQ, is perfect for alfresco dining, sunset cocktails, or relaxing with friends. Adjacent to the pool, is a charming hut making it an ideal spot for hosting family and friends.

Modern features throughout include bamboo flooring, plush bedroom carpeting, and distinctive cornice detailing that enhances the home's aesthetic appeal. With ducted air



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For Sale
Offers Above \$1,100,000

View
ljhooker.com.au/1SYNGTV

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conditioning, ceiling fans, and built-in speakers in each bedroom, every comfort is addressed. Additional parking for boats, caravans, or trailers, along with convenient fold-out clotheslines in the 2-car garage and side of the house, adds practicality. Thoughtful storage solutions include hidden spaces in the hallways, walk-in wardrobes in every bedroom, and a flexible study nook that can also serve as a children's retreat. The master suite boasts a luxurious his-and-hers walk-in wardrobe, offering ample space and convenience for all your belongings. The bedhead and side tables in the master suite are included as chattels, left behind for your convenience.

At the heart of the home is a chef-friendly kitchen featuring a spacious island bench, ideal for culinary creativity and casual dining. How this space is designed allows you to entertain while keeping an eye on the kids as they play in the pool. The kitchen also features a sophisticated motion-sensor pantry door that opens to reveal an organized storage area, perfect for packaged foods, condiments, and kitchen essentials. The motion-sensor feature adds a touch of modern convenience, allowing for hands-free access when you're busy in the kitchen.

For ultimate entertainment, the large theatre room with a reclining black leather couch, an included chattel, makes this space convenient to enjoy with family or friends. The room's equipped LED lighting not only provides practical illumination but also contributes to the room's overall cinematic aesthetic. For recreational fun, the backyard includes a putting green-a fantastic addition for weekend enjoyment or holiday activities. Just imagine teaching the kids how to perfect their golf swing or challenging friends to a mini-golf competition in the comfort of your own home.

35 Sanctuary Drive is more than just a home; it's a serene sanctuary that provides a perfect balance of comfort, style, and functionality.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 2
- Car Accommodation: 2
- Media Room: Yes
- Children's Retreat/Study: Yes
- Land Size: 854m²
- Pool: Yes/ heating if required
- Solar System: Yes

HOUSE FEATURES:

- *4 Generous-Sized Bedrooms & 2 Stunning Bathrooms - Ensuite off the Main Bedroom with a Rain Shower Head
- *Open-Plan Living, Kitchen & Covered Deck Overlooking the Lap Pool with an Elegant Water Cascade, Adjacent to an Outdoor Hut
- *Covered Deck Provides a Mini Bar with Mini Fridge, BBQ, and Dart Board
- *The Deck Features a Practical Folding Door that can Close Off the Space to the Pool Area
- *Backyard Putting Green/Mini Golf
- *Spacious Island Bench & Room for a Large 2-Door Fridge
- *Motion-Sensor Walk-In Pantry Door
- *Large Dining Room with Bifold Doors to Outdoor Entertaining Area



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- *Bamboo Flooring, Plush Carpeting, & Walk-In Wardrobes in All Bedrooms
- *Additional Storage Space Throughout Hallways of the House
- *Unique Cornice Detailing, Ducted Air Conditioning, Ceiling Fans, & Built-In Speakers
- *Luxurious His-And-Hers Walk-In Wardrobe in the Master Suite
- *Flexible Study Nook That Can Serve as a Playroom
- *LED Lighting Embedded in the Step in Theatre Room
- *Convenient Fold-Out Clotheslines in Garage and Side of House
- *2-Car Garage - Plus Additional Parking for a Boat, Caravan, or Trailer on the Side of the House

RATES: Approx \$2000 + Water Per Half

DISTANCE TO FACILITIES (approx):

- Bundaberg CBD: 5.3km
- Kepnock State High School: 1.9km
- Kepnock Town Center: 2.1km
- Hinkler Central Shopping Centre: 4.7km
- Bundaberg Base Hospital: 7km

This property is a MUST to inspect - to inspect, please call Exclusive Listing Agent, Jonathon Olsen on 0409 534 533 or Dylan Macnamara on 0422 929 854 to register your exclusive and private inspection.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

More About this Property

Property ID	1SYNGTV
Property Type	House
House Size	371.54 m ²
Land Area	854 m ²

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BUNDABERG, 4670

