



7 Rustic Place, Bairnsdale

ELEGANCE AND QUALITY IN SHANNON WATERS

Originally built by Colmac Homes as their display home in Shannon Waters, this beautifully crafted residence showcases the perfect balance of elegance, practicality and first-class finishes. Designed to the highest standard, it offers an impressive sense of space and style from the moment you step inside, with a grand entryway and soaring ceilings setting the tone.

The home is equipped with a full security system and ducted reverse-cycle heating and cooling, ensuring comfort and peace of mind in every season. A flexible and functional floor plan caters to the needs of modern living, featuring four spacious bedrooms and three separate living areas, including a home theatre and a dedicated kids' retreat. The master suite is thoughtfully zoned for privacy and includes a large walk-in robe and a luxurious open ensuite, while the remaining bedrooms form part of a separate children's wing complete with a full family bathroom and a convenient powder room.

At the heart of the home lies a sleek central kitchen, finished with stone benchtops, a large pantry and a practical servery to the outdoor entertaining space. The adjacent dining and family areas flow effortlessly to the fully enclosable alfresco, creating a seamless

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FOR SALE

Please Call

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indoor-outdoor lifestyle that is ideal for entertaining year-round.

Striking in design, the residence presents a magnificent combination of stone, timber and brick on the facade. Additional features include a lavish undercover entertaining area with a gas fire, a large double garage with internal access to the kitchen, high-quality fixtures and finishes throughout, and the efficiency of a 6.6kw solar system paired with a 10kw battery. The property sits on a 700m² block, surrounded by expansive landscaped gardens that complete the picture.

Positioned close to the Gippsland Lakes, pristine beaches and the edge of Bairnsdale, this remarkable home offers both lifestyle and convenience. It is a residence that truly must be seen to be fully appreciated—enquire today to arrange your private inspection.

MORE DETAILS

Property ID	18J5FBF
Property Type	House
Land Area	700 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank
	Solar Hot Water
	Electric Solar HWS
Battery	6.6Kw Solar & 10Kw
Sunroom	24sqm

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