

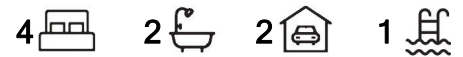


Boundaries and dimensions are approximate only.
Interested parties should conduct their own independent enquiries.



Bannockburn, 16 Richland Drive

ACREAGE DREAM IN RENOVATED COMFORT



Awash in stylish comfort over an updated floorplan, this gorgeous setting is a treat for families seeking their own private sanctuary. Sitting on lush land of just over an acre, there is abundant space to spread your wings whilst thriving in the convenience of having amenities close by!

Tranquilly set in an acreage enclave, a modern rendered facade and beautiful green surrounds provide immediate appeal before you step inside where a gorgeous updated interior announces your entry. Timber-styled flooring brings timeless warmth to an expansive living and dining, set in open-plan with large windows inviting excellent natural light. Cooling air-conditioning flows through to the updated kitchen, impressively appointed with plenty of storage, and abundant bench space; the centre island adorned with pendant lighting and breakfast bar seating.

There is no better place to soak in your sanctuary than outdoors, where a colossal patio

For Sale

Offers Over \$1,000,000

View

ljhooker.com.au/1Y1KGWH

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can easily host large groups. Covered and including pull down blinds, it is a fabulous all-weather zone, spilling out to a purpose built fire-bit area. The in-ground swimming pool brings holiday vibes with its poolside lounging, Bali hut and separate hot spa whilst the massive land is fantastically useable and includes mature greenery.

Four bedrooms are each well-scaled with three including built-in storage; the fourth bedroom generously sized for those wishing to utilise it as a media room. The air-conditioned master includes a walk-in robe and sleek ensuite, showing off floor to ceiling tiling and timber floating vanity whilst the family bathroom matches in sophistication and includes a separate bath.

Additional features include walk-in linen, European laundry, solar hot water and a large shed with double roller doors.

Wonderfully quiet yet brilliantly central, you are just a short drive from numerous amenities to ensure every day convenience. Rivermount College and Windaroo Valley State High are close by whilst local shopping, dining, golf club and even the boat ramp to the Albert River are also at your door!

-5222m2 (1.29 acres)

- Updated single-level home with impressive interior and modern rendered facade
- Open-plan living and dining with timber-styled flooring, chandelier and air-conditioning
- Kitchen with superb storage and centre island
- Huge covered outdoor entertaining with pull down blinds and indoor/outdoor connection
- In-ground swimming pool with poolside lounging, separate hot spa and Bali hut
- Large useable land with fire pit zone, lush green yard and mature trees
- Four bedrooms; three including built-in storage
- Air-conditioned master with walk-in robe and updated ensuite including floor to ceiling tiling
- Family bathroom with sleek fit-out and freestanding bath
- European laundry
- Solar hot water
- Double shed with dual roller doors
- Minutes to Windaroo Valley State High, Rivermount College and local shops

More About this Property

Property ID	1Y1KGWH
Property Type	House
House Size	235 m ²
Land Area	5222 m ²
Including	Air Conditioning Pool Outdoor Entertaining

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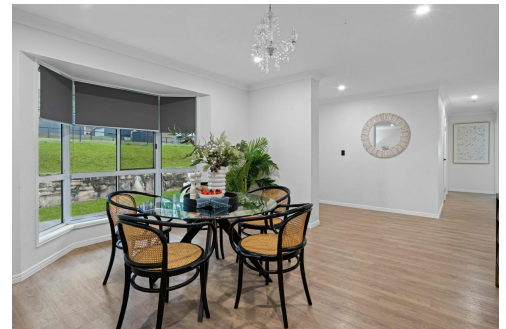
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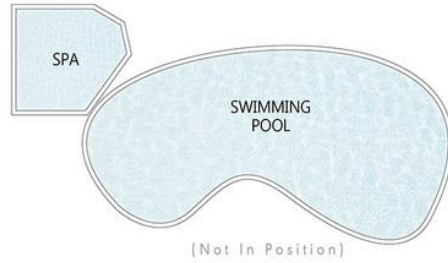
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16 Richland Drive **BANNOCKBURN**

4 | 2 | 2 | 235m²

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