



7 Snowgum Drive, Bilambil Heights

A Grand Family Retreat with Breathtaking Mountain and Coastal Views

Note: INSPECTIONS BY APPOINTMENT Call Peter 0412 763 000

Commanding an elevated position in one of Bilambil Heights' most tightly held dress-circle enclaves, this immaculate 43-square Craftsman residence offers exceptional space, versatility and sweeping views across the ocean, lakes and valley to majestic Wollumbin/Mount Warning. On a clear day, the outlook extends all the way to Cape Byron, with the lighthouse beam visible after dark. Extensively renovated since its previous sale, the home now features a beautifully reworked and highly functional floor plan complemented by luxurious finishes throughout. Designed to accommodate a large or extended family with ease, it offers three separate living areas, 4 generously proportioned bedrooms and a 5th bedroom/ dedicated home office.

At the heart of the upper level is the beautifully appointed kitchen featuring striking stone benchtops, quality appliances and an abundance of storage. It flows effortlessly to the living and dining spaces and the north-facing, under-roof entertaining terrace, an inviting, sun-filled setting for alfresco dining, relaxed gatherings and

5 3 2

FOR SALE

1,850,000-1,975,000

VIEW

By Appointment

AGENTS

Peter Walmsley

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AGENCY

LJ Hooker Coolangatta | Tweed

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

enjoying the warmth of the winter sun.

The expansive master suite is a true retreat, complete with a large walk-in wardrobe and luxurious ensuite featuring beautiful stone finishes, an impressive double shower, double vanity, separate toilet and its own linen storage.

Four separate access points connect the interior with the wide, wrap-around, under-roof verandah, allowing the extraordinary outlook to be appreciated from almost every angle.

Downstairs, an unusually large storage area and flexible floor plan provide outstanding scope for additional accommodation or dual living, (STCA). Whether catering for extended family, older children, guests or a future income stream, the possibilities are immense.

Additional features include:

- Ducted air conditioning for year-round comfort
- 22 solar panels
- Solar hot water
- A water tank and extensive storage throughout
- Low-maintenance landscaping

Set within an exclusive boutique estate, this remarkable home delivers privacy and tranquillity while remaining conveniently close to schools, shopping, cafés, beaches and transport connections.

Location highlights:

- " Approximately 15 minutes from Gold Coast Airport
- " Approximately 15 minutes from shopping centres, cafés and beautiful beaches
- Approximately 50 minutes from Byron Bay
- Close to Bilambil Public School
- Convenient to Lindisfarne Anglican Grammar School

Substantial, sophisticated and immaculately presented, this is a rare opportunity to secure an exceptional family residence with space for everyone and views that must be seen to be fully appreciated.

Inspections by appointment

Conjunction sale with Tweed Valley Real Estate.

For all inquiries call Peter Walmsley 0412 763 000

Disclaimer:

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MORE DETAILS

Property ID	MDKHEZ
Property Type	House
House Size	400 m2
Land Area	767 m2

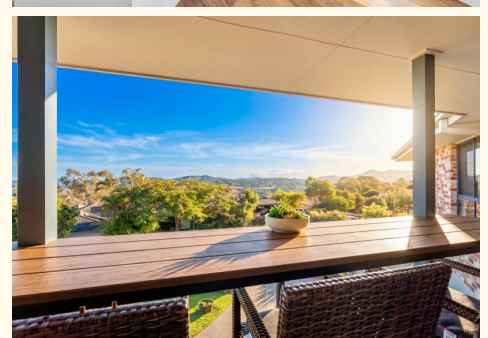
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