







31 Hart Road, Buchfelde

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The Complete Lifestyle Package

Welcome to 31 Hart Road, Buchfelde, an exceptional lifestyle property that truly has it all. Combining luxury family living with outstanding outdoor amenities, this impressive residence offers the perfect balance of space, comfort and functionality.

Privately set behind sliding electric gates, this impressive lifestyle property immediately captivates with its exceptional street presence. An expansive circular gravel driveway provides ample space for vehicle parking, storage and easy access, while beautifully established gardens and manicured grounds create a picturesque setting. From the moment you arrive, it is clear this is a home that has been thoughtfully designed and meticulously maintained to be enjoyed both inside and out.

Stepping inside, you'll immediately appreciate the sense of space created by the impressive 3-metre-high ceilings. Offering four generous bedrooms, the luxurious master suite features a walk-in robe and spacious ensuite complete with a corner spa, creating the perfect parents' retreat. A dedicated home office provides flexibility for those working remotely or could easily serve as a fifth bedroom if required.

At the heart of the home lies a stunning gourmet kitchen, beautifully

FOR SALE
Contact Agents

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

appointed with stone benchtops, quality appliances and a 900mm gas cooktop. Overlooking the open-plan living, dining and games area, this space has been designed with both everyday family living and entertaining in mind. Year-round comfort is assured with industrial ducted air conditioning throughout.

The seamless connection between indoor and outdoor living is one of the property's standout features. An expansive undercover verandah flows effortlessly to the sparkling inground salt-chlorinated swimming pool, complete with an adjoining spa. A dedicated pool shelter and storage room further enhance the resort-style experience, while provisions for solar pool heating offer future flexibility.

Outside, the lifestyle opportunities are endless. Whether you're entertaining family and friends around the fire pit, enjoying the sporting pitch or volleyball court, tending to the established vegetable gardens and aligned fruit trees, or making use of the horse paddocks, there is something here for everyone.

Practicality has not been overlooked, with a substantial 6m x 12m shed and an impressive 11m x 12m four-bay workshop, both complete with concrete flooring and power. Additional features include automated irrigation, dog and chicken yards, two electric-fenced horse paddocks, a substantial 13.5kW solar system helping to keep energy costs to a minimum, and three-phase power adding to the property's overall functionality and versatility.

A rare offering that combines luxury, lifestyle and exceptional infrastructure in one complete package, 31 Hart Road, Buchfelde presents an outstanding opportunity for families seeking their forever lifestyle property.

Things we love:
- Beautifully established and meticulously maintained grounds
- metre-high ceilings throughout.
- Industrial ducted air conditioning.
- Four spacious bedrooms plus office/fifth bedroom option.
- Luxurious master suite with walk-in robe and spa ensuite.
- Gourmet kitchen with stone benchtops and 900mm gas cooktop.
- Extensive indoor and outdoor entertaining spaces.
- Inground salt-chlorinated pool and spa.
- 13.5kW solar system & three-phase power.
- Sporting pitch & volleyball court.
- Two electric-fenced horse paddocks.
- 6m x 12m shed with concrete floor and power.
- 11m x 12m four-bay workshop with concrete floor and power.

For further information or to make time to inspect, please contact Darren Hutton on 0408 086 249 or Brianna Stopps on 0437 969 863.

CT/ 5849/656
Year Built / 2008
Internal Living / 267m2 (approx.)
Land Size / 9700m2 (approx.)
Local Government / Light

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

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MORE DETAILS

Property ID	1W4RG54
Property Type	House
House Size	267 m2
Land Area	9700 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank











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31 Hart Road,
BUCHFELDE



Living:	236.00SQ.M
Garage:	36.00SQ.M
Verandah:	61.66SQ.M
Alfresco/Shed:	224.94SQ.M
TOTAL:	**558.60SQ.M**

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This Drawing is for illustration purposes only. All measurements are internal and approximate.Details intended to be relied upon should be independently verified.

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