



18 Malibu Dr, Goondiwindi

## Spectacular Water Frontage Lifestyle

Lj Hooker Goondiwindi are pleased to be presenting this absolute stunning home for sale. Situated on Malibu Dr, in the highly sought after Heritage Water Park Estate.

Step inside this expansive family home and discover this exceptionally well designed and craftsman built property which compliments the relaxed lifestyle of the Ski Park.

The heart of any home is the kitchen and here you'll find quality appliances, along with exceptional cupboard and bench space, a large butler's pantry, 2 Miele ovens, 900mm induction cooktop, instant hot water at the sink and so much more. Open plan lounge/dining room with a beautiful sandstone feature wall the centre of attention.

The master suite is spacious and features a luxurious ensuite and large walk-in robe. Viridian glass windows and double gyprock walls allow for extra quiet nights sleep.

The other three large bedrooms with built-in robes enjoy separation from the main living area.

The tiled family bathroom features a bath tub, shower, vanity and adjoining powder room.

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**FOR SALE**  
\$1,940,000

**VIEW**  
By Appointment

**AGENTS**  
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 **LJ Hooker**

There is a third toilet situated adjacent to the hall way.  
Two 10 KW Panasonic ducted air-conditioners keep the house at an ideal temperature all year.  
A theatre room with double gyprock walls is the ideal place for sports lovers alike. Study nook and entertainment area for the kids with wired internet throughout.

Massive full width outdoor area overlooking the Water Park is the ideal spot for entertaining family and friends.  
Triple garage with automatic tilt doors is lined, tiled, bug proof and has an air-conditioned workshop. Extra high boat bay with your own private boat ramp allows for easy access in and out the ski park.

6 zone pop up sprinklers keep the lawn and gardens green and fresh all year round. 13.3 KW solar systems with dual inverters look after the power bill. Insulated slim wall acoustic fencing helps reduce any noise. Out side sandstone feature walls and columns add to the beauty of this magnificent home.

You really need to inspect this lovely home to appreciate the quality and design.

Contact LJ Hooker Goondiwindi on 45738802 to arrange your private viewing.

## MORE DETAILS

Property ID	30BHJJ
Property Type	House
Land Area	896 m2
Including	Ensuite Study Ducted Cooling Ducted Heating Toilets (3) Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Paul Leahy 0418 794 684**

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