



12 Lipson Reach Road, Gulfview Heights

The Ultimate Family Entertainer with Breathtaking Views

Set in one of Gulfview Heights' most desirable positions, this prestigious 2000-built residence presents an exceptional opportunity to secure a substantial family sanctuary where timeless quality, generous proportions and an enviable lifestyle come together effortlessly. Spanning an impressive 1,208sqm (approx.) allotment, this impeccably maintained and beautifully presented home has been thoughtfully designed to embrace family life, entertaining and relaxation on a grand scale.

Stepping inside, you are immediately welcomed by a wonderful sense of space, with 2.7m ceilings throughout, stylish flooring and modern light fittings creating an atmosphere that is both sophisticated and inviting. With an abundance of natural light and generous living proportions, there is a feeling here that is increasingly difficult to find.

Offering up to five generously proportioned bedrooms, this home provides exceptional flexibility for families. The impressive master suite offers a private retreat, complete with ensuite, walk-in robe and direct access to the outdoor entertaining area. Bedrooms 2, 3 and 4 are all spacious and thoughtfully appointed with built-in robes and ceiling fans, while the fifth bedroom adds another layer of versatility,

5 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Specialists
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Interested parties must rely solely on their own enquiries.



perfect as a home office, children's retreat, home theatre or additional living space to suit your lifestyle.

At the heart of the home, the modern central kitchen becomes the natural gathering point, featuring quality stainless-steel appliances, island bench, breakfast bar, walk-in pantry and an abundance of storage. Positioned perfectly between two generous living zones, it allows the everyday rhythm of family life to flow effortlessly from cooking and casual meals through to relaxing together at the end of the day.

Beyond the family room, the home truly comes alive. Step outside and discover an expansive outdoor entertaining area that is perfectly suited to everything from relaxed weekend barbecues and afternoon drinks to large family celebrations and memorable gatherings with friends.

With beautiful views towards the Gulf providing an ever-changing backdrop, this is a space you'll want to enjoy throughout the seasons. Imagine summer afternoons spent around the sparkling solar-heated, in-ground mineral pool, children enjoying endless hours of fun in the water while adults unwind nearby. The generous grassed areas further enhance the lifestyle, providing plenty of room for children to run and play and family pets to roam.

Practicality has been considered just as carefully as lifestyle. Ducted evaporative air conditioning and ducted gas heating provide year-round comfort, while an approximately 6kW (approx.) solar system paired with a Tesla battery adds an impressive level of energy efficiency.

Vehicle accommodation is equally outstanding, with a double garage offering drive-through access and internal entry to the home, complemented by an additional side driveway that provides the flexibility so many families desire for caravans, boats, trailers or additional vehicles. Whether you're raising a family, love to entertain, need space for your hobbies or simply want room to breathe, this home delivers an extraordinary combination of space and versatility.

Features you will love:

- Five spacious bedrooms, master with ensuite, walk-in robe, ceiling fan and access to the outdoor entertaining area
- Built-in robes and ceiling fans to bedrooms 2, 3 and 4
- Fifth bedroom or dedicated study, ideal as a home office, theatre or extra living space
- Modern central kitchen with quality stainless-steel appliances, island bench, breakfast bar, walk-in pantry and plenty of storage
- Concrete in-ground ozone mineral pool with solar heating
- Ducted evaporative air conditioning and ducted gas heating providing comfort year-round
- 2.7m high ceilings throughout, with contemporary light fittings and stylish flooring
- Expansive outdoor entertaining area with full-length pitched pergola and stunning panoramic Gulf views
- 6kW (approx.) solar system with Tesla Battery
- Powered shed, perfect for storage, hobbies or a workshop
- Double garage with drive-through access and secure internal entry
- Additional driveway parking, ideal for a caravan, boat or trailer
- Irrigation system to help maintain the gardens and lawns
- Gas hot water
- Plus much more!

Designed with family life at its heart, this home offers the space, comfort and flexibility to grow, relax and enjoy life together. Set in a sought-after pocket of Gulfview Heights, this is a home where family memories can be made for years to come - a truly special property

that is sure to impress!

Please contact Carla Doecke on 0456 830 122 to register your interest.

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 208516

MORE DETAILS

Property ID	2DUTGJU
Property Type	House
House Size	248 m2
Land Area	1208 m2
Including	Evaporative Cooling Pool Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

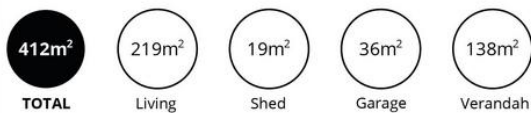
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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