



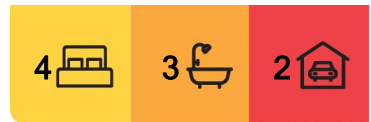
## Kambah, 139 Mt Vernon Drive

Luxury, Location, Lifestyle

Backing the third hole of the Murrumbidgee Country Club, this extraordinary Federation-style residence is the pinnacle of elegance and grandeur. Nestled in the prestigious Gleneagles Estate, this is a rare opportunity to secure a home of grand proportions in an exclusive enclave. Set across 4 bedrooms, 3 bathrooms and multiple living spaces, every inch has been crafted with meticulous attention to detail.

A grand entrance to luxury living: Soaring ceilings, ornate features and exquisite detailing set the tone for this home's refined charm. The formal lounge, anchored by an elegant gas fireplace, exudes warmth and sophistication. Expansive living and dining spaces provide the perfect setting for entertaining and relaxed family time.

Space, style & seamless living: The heart of the home is the vast family and meals area. The gourmet kitchen is equipped with premium Miele appliances and high-quality finishes, while the open plan family space connects to the covered alfresco area. Manicured



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EER ★★☆☆☆☆

**LJ Hooker Tuggeranong**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

gardens provide a peaceful backdrop, and the large solar-heated saltwater pool sparkles at the rear, ready to entertain the kids all year round.

A retreat of lavish proportions: The enormous master retreat boasts a walk-in robe and updated ensuite with double shower and spa bath—a private escape for parents. A second master with ensuite is perfect for guests or teens, while the remaining bedrooms share a stylish, updated family bathroom.

Luxury, lifestyle and location: Imagine stepping straight onto the golf course from your backyard or strolling just a short walk to the Country Club for a relaxed afternoon. This home offers an unbeatable location—peaceful, private and moments from top schools, nature and urban conveniences. This is more than just a home, it's a lifestyle. Don't miss the chance to make it yours, get in touch today!

#### Why You'll Love It:

- Grand Federation-style 4-bedroom, 3-bathroom home packed with exquisite details
- Backing the third hole of the Murrumbidgee Country Club with direct golf course access
- Expansive formal and casual living areas including lounge, dining, family room and meals area
- Freshly painted throughout with high ceilings, and quality flooring, drapes and fittings
- Open-plan kitchen with Miele induction cooktop, oven, dishwasher and microwave
- Covered alfresco entertaining area surrounded by manicured, low maintenance gardens
- Large saltwater solar heated pool and pergola area
- Enormous master retreat with updated ensuite including double shower and spa bath
- Three more oversized bedrooms, including second master/guest bedroom with ensuite
- Updated family bathroom with quality fittings & separate powder room
- Ducted reverse cycle heating and cooling and in-slab heating for year-round comfort
- Ducted vacuum system throughout
- Oversized double garage with internal/remote access and generous storage space
- Exclusive Gleneagles Estate location, a short distance from schools, parks & town centres
- Living area: 243.72m<sup>2</sup>;
- Garage area: 52.06m<sup>2</sup>;
- Total house area: 295.78m<sup>2</sup>;
- Land size: 966m<sup>2</sup>;



## More About this Property

<b>Property ID</b>	CHHHQH
<b>Property Type</b>	House
<b>House Size</b>	296 m <sup>2</sup>
<b>Land Area</b>	966 m <sup>2</sup>
<b>EER</b>	2

**Patrick Kinnane 0430 435 330**

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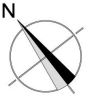
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

139 Mount Vernon Drive, Kambah

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