



Kingsholme, 69 Montego Hills Drive

DAZZLING VIEWS, DUAL LIVING AND ACREAGE PRIVACY!

5 4 6 1

For Sale
Offers Over \$2,100,000

View
By Appointment

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INSPECTIONS BY APPOINTMENT - CONTACT TO ARRANGE WITH NICOLE HINTZ TEAM

Proudly standing in a prestige acreage enclave, this inviting residence offers relaxed luxury with the supreme flexibility from a considered design. Expansive in scale and configured for completely independent dual living if desired, there is also unbeatable provision for caravans, boats and trades as well as resort entertaining with dazzling views!

Set upon a princely 4061m2 parcel, the elevation of this position grabs you immediately, with a gorgeous view over surrounding quality acreage and cooling breezes a mainstay. Intelligently designed to offer unbeatable dual-living, the double-level footprint also offers easy amalgamation for those wanting to utilise the entire residence.

Timber-styled flooring warms a light-filled upper level with natural light and beautiful views

LJ Hooker

LJ Hooker Ormeau
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emanating throughout the open-plan layout. Generous living, family and dining connect seamlessly to the modern kitchen, showing off premium cabinetry, butler's pantry, high-end appliances and waterfall stone. There is no better place to enjoy alfresco dining or a sunset cocktail on the huge covered balcony, where spectacular views of this coveted estate offer the best of backdrops. Three bedrooms are also positioned upstairs, with each including walk-in wardrobes. The master has a private ensuite with dual vanity whilst the main bathroom offers a separate bath.

The same high-end styling greets you on the lower level, with open-plan living and dining flowing from another high-end kitchen; sleek and stylish with high quality appliances and waterfall stone. Along with a separate study, there are two additional bedrooms on this level as well as another two high quality bathrooms.

Capturing the essence of relaxed outdoor living, a tiled patio flows out to the spectacular in-ground swimming pool, boasting a custom design that emphasises the resort lifestyle on offer. Together with the impressive landscape design and separate spa, there is no better place to soak in the beautiful views and enjoy your new slice of paradise!

Enjoying the flexibility of its superb landholding, along with the triple remote garaging there is also a huge barn-style shed, boasting triple roller-door bays and extra-height access for those accomodating caravans, boats or trades!

Privately nestled amongst high-quality homes in an exclusive acreage enclave, you'll enjoy the tranquility of acreage living without compromising on convenience. Just a five minute drive will have you at local shops, schools and parkland whilst the M1 and train station increase commuting ease culminating in a lifestyle of true excellence.

- 4061m²
- Elevated position overlooking elite acreage enclave
- Intelligent design providing self-contained dual-living along with premium vehicular storage
- Large covered balcony taking in dazzling horizon views and cooling breezes
- Lower covered patio with elevated views
- Incredible resort-designed swimming pool with separate spa and designer landscaping
- Two full sized kitchens with high-end appliances, stylish cabinetry and waterfall stone; upper level kitchen including butler's pantry
- Expansive living and dining on each level with indoor/outdoor connection and good natural light
- Five large bedrooms; four with walk-in wardrobes and three with direct bathroom/ensuite access
- Four high quality bathrooms spaced over double-level layout
- Separate study and large laundry with garage access
- Massive private parcel with plenty of space for children and pets
- Triple remote garage
- Huge 9m x 6.8m barn shed with triple bay, extra-high access and large concrete turning circle
- Solar electricity 21kw + 15kw battery
- 22,000 litre water tank
- Ducted air-conditioning/water tank
- Prestige acreage estate close to shops, schools, dining and transport

More About this Property

Property ID	1YB7GWH
Property Type	AcreageSemi-rural
House Size	425 m2
Land Area	4061 m2
Including	Ducted Cooling Ducted Heating Pool Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

Nicole Hintz 0403 895 705

Director | L.R.E.A | Independent Contractor | nhintz@ljhgc.com.au

Liza Neuss 0447 006 098

Sales Associate to Nicole Hintz Independent Contractor | liza@ljhgc.com.au

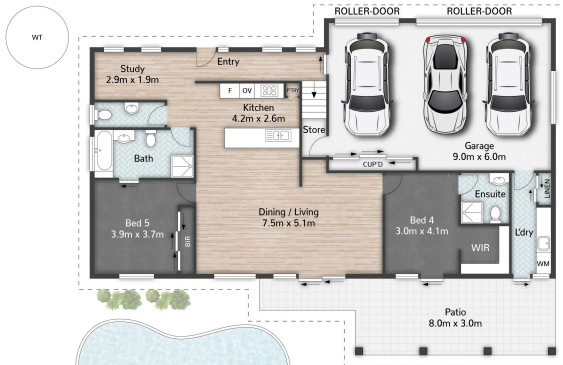
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FIRST FLOOR



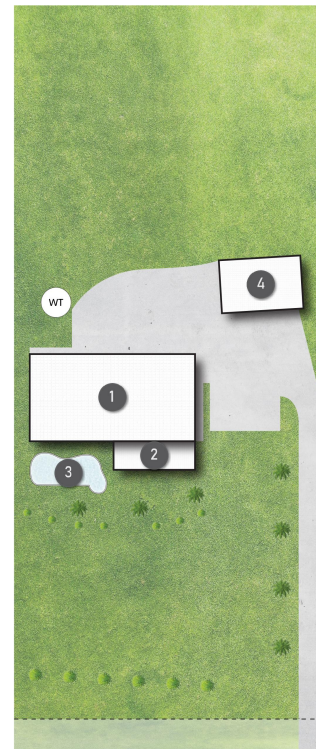
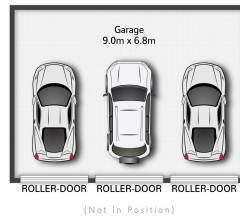
GROUND FLOOR



[Not In Position]

LEGEND

- 1 RESIDENCE
- 2 BALCONY
- 3 POOL
- 4 GARAGE



Montego Hills Drive

69 Montego Hills Drive **KINGSHOLME**

5 | 4 | 6 | 425m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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