

67 Nathanvale Drive, Mount Nathan

## Modern Acreage living —Space, Style & Seclusion on Nearly 3 Acres

From the moment you arrive, this exceptional property will take your breath away. Proudly positioned on nearly 3 acres of land half being useable the rest is koala preserve, this stunning home delivers the perfect blend of modern luxury, family functionality, and complete privacy - all just minutes from the CBD.

Every inch of this residence has been thoughtfully designed, from the elevated outlook and functional layout to the expansive outdoor entertaining spaces. Whether you're relaxing on the deck, enjoying the peaceful surroundings, or making use of the extensive grounds, this home truly has been built with the family in mind.

### Property Features:

- Striking modern design with premium finishes throughout
- Elevated position with tranquil views and natural light
- Amazing outdoor entertaining area with fire pit
- Soaring high ceilings with some full-length windows
- 4 lovely sized bedrooms including a stunning master retreat with ensuite & fitted out walk-in robe
- Formal lounge and dining with family room areas for flexible family

4 2 2

**FOR SALE**  
CONTACT AGENT

### VIEW

Sat 18th Oct @ 10:30AM - 11:00AM

### AGENTS

Julie Morgan-Kemp  
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### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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.



- living
- Open-plan kitchen, dining with stainless steel appliances with living areas that flowing seamlessly to outdoor entertaining.
- Stunning outside areas with deck and fire pits for those chilly nights
- 6 air-conditioning units for year-round comfort
- Double lock-up garage with internal access plus extra parking up to 4 cars
- Gated side access to the rear - ideal for future shed, horses, or additional vehicles
- " Fully fenced yard surrounds the house —safe and secure for kids and pets
- Almost 3 acres of privacy with 1/2 the land being nature reserve at the rear
- Peaceful location with privacy, yet just minutes to the CBD
- Solar system 5KW with approx. 22 panels

#### EXTRA BENEFITS FOR THE PROPERTY

- Generator peak 12500w rated 11000w with 3 phase for that emergency power if needed.
- Town water and power with extra tank & pump to increase water pressure, plus enviro system
- Security cameras with voice activation x 7 to check on the kids via your phone.
- Hybrid decking timber surrounds the home and flows to a lovely deck, perfect low maintenance.
- Extra parking for cars or drive through gate access for that shed you may want.
- Beautifully landscaped on 2.471 acres and fenced around the home for the family.

Inspection by appointment

Disclaimer: Properties in Queensland that are for sale by auction or without a price cannot have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

#### MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 5H66F41              |
| Property Type | AcreageSemi-rural    |
| Land Area     | 2.47 acre            |
| Including     | Air Conditioning     |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |

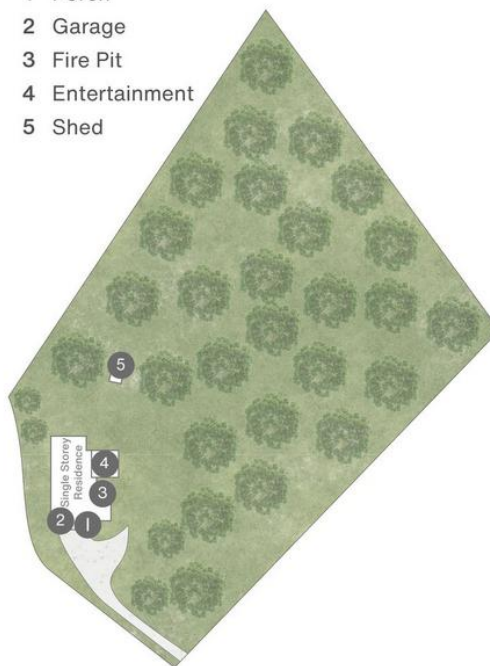
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- 1 Porch
- 2 Garage
- 3 Fire Pit
- 4 Entertainment
- 5 Shed



Ceiling Height: 2.7m

67 Nathanvale Drive MOUNT NATHAN

4 | 2 | 2 | 323m<sup>2</sup>

**LJ Hooker**

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