



14 Mabel Drive, Nicholson

## LUXURY MEETS LIFESTYLE AT 14 MABEL DRIVE




Step into refined rural living with this magnificent family home, perfectly positioned to capture the rural outlook over the pleasant gully below. Located in a peaceful, semi-rural setting, this beautifully crafted Independent Builders Gippsland residence is just 3 years old and showcases both elegance and practicality throughout.

From the moment you enter, you'll be welcomed by a grand entryway and soaring raked ceilings that enhance the sense of space in the central living area. The home is flooded with natural light and the features ducted reverse cycle heating and cooling throughout, ensuring comfort in every season.

Designed with the growing family in mind, the home offers a flexible and functional floor plan featuring:

- 4 spacious bedrooms plus a dedicated study
- 3 separate living areas, including a home theatre and a kids' retreat
- A private master suite zoned away from the remaining bedrooms, complete with a large walk-in robe and a luxurious open ensuite
- A sleek & stylish central kitchen with stone benchtops, a generous island bench, and an expansive walk-in butler's pantry

Enjoy effortless indoor-outdoor living with adjacent dining and family areas that flow seamlessly to the undercover alfresco—perfect for entertaining in any season.

4  2  2 

**FOR SALE**

Please Call

**AGENTS**

Kelly Quirke

0427 064 816

kquirke@ljhookerbairnsdale.com.au

**AGENCY**

LJ Hooker Bairnsdale

(03) 5152 4172

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The children's wing offers three generous bedrooms, a full family bathroom and a convenient powder room, creating a private and practical space for younger family members or guests.

Additional highlights include:

- Large double garage with internal access
  - High-quality fixtures and finishes throughout—no expense has been spared
  - Situated on a generous 2.25-hectare block, providing ample space for shedding, animals, or expansive gardens
- Ideally located close to the Nicholson River, Gippsland Lakes, and pristine beaches, and just 15 minutes from Bairnsdale, this remarkable property offers the perfect blend of rural tranquillity and modern convenience.

Enquire today to arrange your private inspection. This is a home that truly must be seen to be appreciated.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 18D4FBF   |
| Property Type | AcreageSemi-rural   |
| Land Area     | 2.25 hectare  |
| Including     | Ensuite<br>Study<br>Air Conditioning<br>Ducted Heating<br>Toilets (2)<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Solar Panels<br>Solar Hot Water |

**Kelly Quirke 0427 064 816**

Sales Consultant | [kquirke@ljhookerbairnsdale.com.au](mailto:kquirke@ljhookerbairnsdale.com.au)

**LJ Hooker Bairnsdale (03) 5152 4172**

195 Main Street, BAIRNSDALE VIC 3875  
[bairnsdale.ljhooker.com.au](http://bairnsdale.ljhooker.com.au) | [bairnsdale@ljhookerbairnsdale.com.au](mailto:bairnsdale@ljhookerbairnsdale.com.au)

