



95 Grandview Road, Pullenvale

## Two Luxe Residences. One Unforgettable Acreage Lifestyle

Behind a grand driveway and lush native gardens lies a rare dual-dwelling retreat where modern living meets country charm. Perfectly positioned on a fully usable 1-hectare block, this is not just a home-- it's a lifestyle sanctuary with two full-sized homes, resort-style leisure zones, and space for absolutely everything.

### Features at a Glance:

1. Dual homes: 5-bed main house + 3-bed self-contained granny flat.
2. Resort features: Tennis court, in-ground pool, rumpus with bar & massive patio.
3. Two gourmet kitchens: Stone benchtops, gas cooking, Miele appliances, WIP & butler's pantry.
4. Lifestyle inclusions: Huge shed, veggie gardens, grapevines, lawn space & fruit trees.
5. Eco-conscious: 26 solar panels, ducted A/C, ceiling fans, water tanks, alarm system.

Rendered and wrapped in scenic greenery, both residences offer sprawling independent living while blending seamlessly as one luxurious estate. Whether you're after space for a large family, multi-generational setup, or looking to host a lucrative BnB, this layout is

8  5  6 

### FOR SALE

For Sale

### VIEW

By Appointment

### AGENTS

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### AGENCY

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07 3344 0288

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 **LJ Hooker**

versatile, welcoming, and completely unforgettable.

A front porch and grand double-door entry open up to the extraordinary main residence. Inside, glossy porcelain tiles stretch under soaring high ceilings, while oversized living spaces offer an abundance of room to spread out, relax and entertain.

The gourmet kitchen is a showstopper. With thick stone benchtops, premium Miele appliances, gas cooking, a large central island and massive walk-in pantry, it's as practical as it is stylish. Adjoining the kitchen, the open plan dining and living zones are framed by architectural lines and open straight out through huge sliding doors to the covered alfresco - perfect for summer soirees.

There's also a separate rumpus room with a wet bar and private patio, a dedicated study, and five plush bedrooms including a decadent master retreat with private pool views, a walk-in robe, and oversized ensuite with double vanity and soaking tub.

The granny flat is every bit as polished, and spacious, as the main home. It features a huge gourmet kitchen with a large island counter, butler's pantry, and big glass sliders that lead out to the enclosed sunroom and two decks.

With three spacious bedrooms, two pristine bathrooms (including an ensuite), dual living areas, and two private decks, it's ideal for extended family, older kids, guests, or income potential through Airbnb. There's also its own laundry, entrance, and three car carport spaces for complete independence.

Outdoors is a true oasis for those who love greenery. Spend weekends serving aces on the full-size tennis court, lounging by the sun-drenched pool, or entertaining beneath the huge covered patio that comfortably fits both dining and lounging zones. A huge powered shed offers workshop or hobby space, while established grapevines, fruit trees, and veggie gardens beckon green thumbs and future homesteaders.

#### Additional Features:

- Triple remote garage + double carport + single carport
- Ducted air-conditioning throughout
- Alarm system and built-in robes
- Gas and electric hot water systems
- Water tanks for irrigation
- 26 solar panels for energy efficiency
- Gated entrance and long driveway with turning circle
- Landscaped garden beds and flat lawns for kids, pets, or even a pony

And when you're ready to leave the gates? You're directly opposite Pullenvale State School, just 8 minutes to Kenmore Village for Coles, cafes and medical services, and only moments to UQ Pinjarra Hills, sporting fields, and bus stops.

This is acreage excellence for the bold-hearted - the family who wants space, style and self-sufficiency without sacrificing luxury.

Call Peter or Kathy now. Homes like this don't come twice.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with  
Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133  
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## MORE DETAILS

Property ID	B3YBF4R
Property Type	House
Land Area	10000 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (5)
	Alarm
	Pool
	Tennis Court
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Water Tank

### **Peter Florentzos 0414 311 526**

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95 Grandview Road **PULLENVALE**

8 | 5 | 6 | 800m<sup>2</sup> | 1Ha



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