



86 Whiting Road, St Agnes

Grand Family Living Meets Resort Luxury

Tucked away in a serene and peaceful setting, surrounded by lush greenery and established foliage, this impressive dual-level residence offers the rare feeling of complete privacy while remaining just minutes from every modern convenience.

Positioned moments from quality schooling options, Westfield Tea Tree Plaza, Modbury Hospital, public transport routes and beautiful parks with tree-lined walking trails, this is a home designed for the discerning buyer seeking space, lifestyle and a true sanctuary feel.

Set on a generous 1224sqm allotment, every inch of the property has been thoughtfully utilised to maximise space and functionality. A sweeping driveway framed by manicured greenery welcomes you home, providing ample off-street parking and an immediate sense of arrival.

Upon entry, you are greeted by multiple expansive living zones perfectly suited to large or growing families. A substantial family room sits to one side, while a separate casual living or television zone provides flexibility for everyday living. The well-appointed kitchen forms the heart of the home and features 900mm gas cooking, a

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FOR SALE

Please Call

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

walk-in pantry, abundant bench and cupboard space, and generous fridge provision with water connection. Adjacent dining and sun lit sitting area seamlessly connect to the elevated decked entertaining space complete with built-in barbecue kitchen, creating a true indoor-outdoor lifestyle for year-round enjoyment. From here, views extend across the sparkling in-ground pool and tranquil gardens beyond.

Also on the entry level is the accommodation wing. The master suite enjoys a wall-length built-in robe, private ensuite and balcony overlooking the pool and greenery — the perfect place to unwind with a glass of wine as the sun sets. Bedrooms two and three are generously proportioned, filled with natural light and include built-in robes, all well serviced by the main bathroom with separate water closet. A well-sized laundry and dedicated study room complete this level.

The lower level of the home offers a versatile fourth bedroom with built-in storage, ideal for guests, teenagers or extended family.

And then the lifestyle truly begins.

The expansive in-ground pool forms the centrepiece of the home, surrounded by paved entertaining zones and undercover areas ideal for hosting family and friends. Adding to the resort-style appeal is a private sauna, along with a shower and additional water closet conveniently positioned poolside, delivering a complete entertainer's package.

Car accommodation and storage are exceptional. The property features an automatic double garage with rear access, ideal for secure everyday parking. Separate to this is a substantial garage or workshop complete with concrete flooring, built-in benches and cupboards, power supply and electric roller doors — perfect for tradies, hobbyists or additional storage.

The home is also equipped with a 6kW solar panel system supported by a 10kW battery storage system, ducted reverse-cycle air conditioning and a 2,000L rainwater tank.

A true entertainer's dream offering exceptional space, lifestyle flexibility and privacy — all within easy reach of essential amenities.

An outstanding opportunity not to be missed.

Certificate of Title and Form Ones available upon request

Home Built: 1968

Torrens Titled

Allotment Size: 1224sqm

Title: Volume 6053 Folio 517

Zoning: GN - General Neighbourhood

Council: Tea Tree Gully

Rates: \$ Per year

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

Property ID	3PHHRU
Property Type	House
Land Area	1224 m2
Including	Study Air Conditioning Pool Spa Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

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