



8 Norwood Court, Yatala

RENOVATED ACREAGE RETREAT IN IDYLIC RESERVE- SIDE SETTING

Privately nestled on just under two acres of usable land, this beautifully renovated single-level residence delivers an idyllic acreage lifestyle with space, privacy and superb family appeal. Framed by expansive lawns and mature trees, and backing directly onto reserve with access to walking and pony trails, it offers exceptional outdoor entertaining, a sparkling pool and impressive shed provision, all just five minutes from everyday amenities.

Nestled at the end of a peaceful cul-de-sac within an established acreage enclave, the home impresses with soaring raked ceilings, timber flooring and skylights drawing abundant natural light throughout. Generous living and dining unfolds beneath the elevated ceilings, whilst a huge separate lounge offers plush carpeted comfort. Family flexibility continues with a large multipurpose room ideal as a rumpus or teenage retreat, plus a second versatile room suited to a home gym or business studio.

Centrally positioned, the striking new kitchen maintains effortless connection with the living zones and outdoor entertaining. A crisp

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FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.



white aesthetic and streamlined joinery are complemented by lengthy stone benches, excellent storage and a large walk-in pantry. Premium appliances and gas cooking cater beautifully to family life, whilst a generous VJ-panelled island provides a natural gathering point.

French doors extend to an expansive covered patio, stylishly tiled and complete with a built-in BBQ kitchen. Overlooking a fire pit zone and sparkling in-ground pool, lush tropical greenery creates a relaxed resort feel. Expansive lawns provide endless space for children and pets alongside mature greenery and established fruit trees, whilst a rear gate opens directly to the adjoining reserve, walking and pony trails.

Four plushly carpeted bedrooms include a huge master retreat with walk-in robe and luxurious ensuite featuring terrazzo tiling, double shower and dual vanity. A pristine family bathroom also includes a dual vanity and separate bath.

Additional features include a separate laundry, ducted air-conditioning, security system, 9m x 7m four-bay powered shed with 15amp power, 12kW solar and 50kW battery, Biocycle grey water system, garden shed, single carport and abundant secure off-street parking.

Peaceful and private yet wonderfully connected, sought-after Rivermount College is just moments away, with shopping and dining at Bannockburn, Windaroo and Mount Warren Park within easy reach. Major transport corridors are also readily accessible, ensuring excellent connectivity whilst preserving the serenity of acreage living.

- 4592m² (1.8 acres) picturesque, usable land with expansive lawns and mature trees
- Beautifully renovated, single-level family residence
- Soaring raked ceilings, skylights, timber flooring and abundant natural light
- Generous open-plan living and dining plus huge separate carpeted lounge
- Large multipurpose/rumpus plus second multipurpose room ideal for gym or business studio
- Striking new kitchen with expansive stone, premium appliances, gas cooking, excellent storage, large walk-in pantry and centre island
- Expansive covered and tiled entertaining patio with built-in BBQ kitchen
- Sparkling in-ground swimming pool and fire pit zone framed by lush tropical greenery
- Wide-open lawns ideal for children and pets plus established fruit trees and direct access to reserve, walking and pony trails
- Four plushly carpeted bedroom; three including built-in storage
- Large master with luxurious ensuite including terrazzo tiling, double shower and dual vanity
- Pristine family bathroom with dual vanity and separate bath
- Separate laundry
- Ducted air-conditioning
- Security system
- 12kW solar system with 50kW battery
- 9m x 7m four-bay powered shed with 15amp power
- Single carport plus abundant off-street parking behind secure gated driveway
- Biocycle grey water treatment system
- Moments from sought-after Rivermount College
- Easy access to shopping and dining at Bannockburn, Windaroo and Mount Warren Park
- Just five minutes from everyday amenities with major transport corridors readily accessible

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information contained herein, prospective purchasers should not rely solely on the information provided online, in advertising, or by the selling agent. Interested parties are encouraged to undertake their own independent enquiries and due diligence to satisfy themselves as to the accuracy of all information, including but not limited to property boundaries, measurements, zoning, approvals, fixtures, inclusions and any other matters of importance.

A personal inspection of the property is strongly recommended before making any purchasing decision.

MORE DETAILS

Property ID	1YQYGWH
Property Type	House
House Size	314 m2
Land Area	4592 m2
Including	Pool
	Dishwasher

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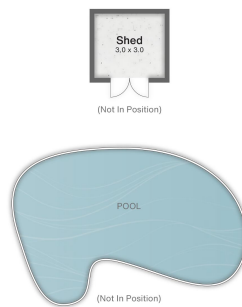
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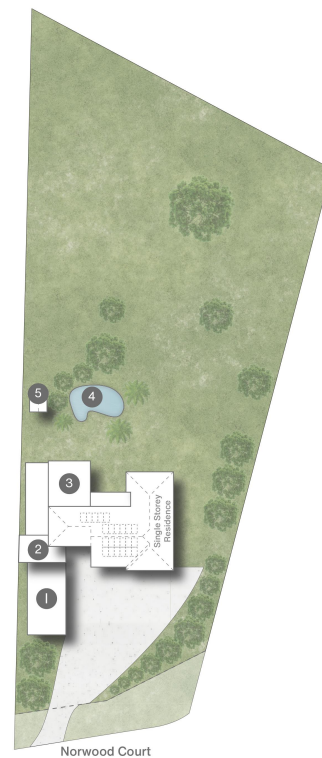
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- 1 Garage
- 2 Carport
- 3 Alfresco
- 4 Pool
- 5 Shed



8 Norwood Court YATALA

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NORTH

DISCLAIMER

This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.