

# 111 Nancol Drive, Tallebudgera Valley, Qld 4228

## House For Sale

Sunday, 26 May 2024

111 Nancol Drive, Tallebudgera Valley, Qld 4228

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 3 m2

Type: House



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## Expressions of Interest closing 17th June @ 5pm

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Hovering high above the treetops, this 8.5 acre estate promises peace, privacy and panoramic valley views. A lush bushland setting thriving with native beauty, wildlife and birdlife, enjoy light-filled living in this hilltop haven. Leafy vistas follow you throughout the freshly repainted interiors, including in the modern kitchen. Timber floors here and in the adjoining lounge and dining zone add to its warmth, creating a charming social hub to spend time together. If you need a place to escape, that's here too. A large rumpus room with study/home office amenities provides a spot for work, rest or play. Cosy new carpet flows underfoot in the three generously sized bedrooms, each appointed with built-in robes. Two bathrooms service them, with one acting as an ensuite to the master suite. Outdoors, paradise awaits. Relax to the soothing soundtrack of nature, or entertain on the covered deck overlooking a canopy of untouched greenery. A large fenced grassed yard offers room for kids and pets to roam, and there's still room for a future pool. Additionally, the bushland offers the ability to carve out a walking trail and enjoy the beauty of nature. Tucked away within the tranquil Tallebudgera Valley, embrace serenity and seclusion without compromising on proximity to essential amenities. Ingleside State School is approx. 4 minutes away or in under 10 minutes you'll arrive at Tallebudgera State School and its local shops, services and eateries. If you need a larger retail precinct, Stockland Burleigh beckons in 15 minutes, while pristine beaches call for you in approx. 18 minutes at Burleigh and Currumbin Alley. Accessing the M1 is easy, and it's under 25 minutes from the Gold Coast International Airport. Experience idyllic hinterland living with this heart-warming home – inspect today!

**House Features:** Freshly repainted, light-filled single level hilltop haven with sweeping valley views  
Modern kitchen features ample cupboard space  
Lounge and dining area opens to the covered entertaining patio  
Large rumpus room with study/home office  
Three generously sized bedrooms with built-in robes  
Two bathrooms; one is an ensuite to the main bedroom  
Covered outdoor entertaining deck overlooking the treetops  
Large fenced grassed yard with plenty of extra room for an in-ground pool and pergola  
Timber flooring to kitchen/lounge/dining areas, carpeted bedrooms and rumpus room  
Air-conditioning and ceiling fans throughout  
New carpet installed

**Property Features:** 8.5 acres of scenic bushland providing ample opportunities to carve out a walking trail  
Sensational views  
Abundant native wildlife and birds  
Solar hot water  
Two large water tanks

**Location:** Approx. 4 mins to Ingleside State School  
Approx. 9 mins to Tallebudgera State School and local shops, eateries  
Approx. 9 mins to St. Andrew's Lutheran College  
Approx. 15 mins to Stockland Burleigh shopping precinct  
Approx. 18 mins to Burleigh Beach  
Approx. 20 mins to Currumbin Alley  
Approx. 23 mins to Gold Coast Airport

**Price Disclaimer:** This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.