

# 217 Palmview Forest Drive, Palmview, Qld 4553



## House For Sale

Wednesday, 24 April 2024

217 Palmview Forest Drive, Palmview, Qld 4553

**Bedrooms: 4**

**Bathrooms: 3**

**Area: 3106 m2**

**Type: House**



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## Offers over \$2,300,000

This impressive property boasts 4 bedrooms including Ensued Bedroom Downstairs, 2 expansive living areas, office, 3.5 bathrooms, and a 2-car garage, providing ample space for both relaxation and entertainment. Enjoy the feeling of openness and grandeur with 2.7m ceilings enhancing the sense of space throughout the home. Embrace sustainable living with an 18kw 3-phase smart solar system and 64,000-litre rainwater tanks, minimizing your carbon footprint while reducing utility costs. Stay comfortable year-round with ducted smart air conditioning ensuring optimal temperature regulation throughout the home. Indulge in pure, clean water with a full water filtration system complete with UV sterilizer, providing peace of mind for you and your family. Experience the convenience of a fully networked house and shed, with data points in each room and at every TV location, offering seamless connectivity and entertainment options. Entertain in style with a built-in BBQ featuring a rangehood, a fire pit area with power, and a pool area gazebo equipped with lights and power for ultimate relaxation and enjoyment. Escape the heat in your own private oasis with a fresh water pool utilizing the innovative Naked system, complemented by a smart pool heater and a hidden pool blanket for added convenience and efficiency. The property includes a substantial 12x9m shed with 4m walls, a 15-degree roof pitch, and eaves, featuring smart garage doors, 3-phase power, a hoist, and compressor, offering ample space and functionality for various activities and storage needs. There is a current permit to run a Road Safety Certificate business, meaning you could balance this amazing lifestyle with working from home. Additional amenities include convenient caravan parking spot beside the shed with a 15A power point, smart electric gate, lower level concrete pad with water and power for a second caravan parking spot, and approved plans for a granny flat with engineered services in place, ready for construction. This property epitomizes the perfect blend of luxury, functionality, and sustainability, offering a lifestyle of unparalleled comfort and convenience. Don't miss the opportunity to make this exceptional residence your new home.

- 4 Bed, 1 office, 2 living areas, 3.5 bath, 2 car garage
- 2.7m ceilings
- 18kw 3 phase solar
- 64,000 litre rainwater tanks
- Ducted smart AC
- Full water filtration with UV steriliser
- Full networked house and shed with data points in each room and at each TV location
- Fire pit area with power
- Fresh water pool (Naked system) with Smart Pool Heater & Hidden Pool Blanket
- 12x9m Shed, mezzanine floor, compressor, hoist & smart garage doors
- 3 phase power
- Caravan parking spot beside shed with 15a power point
- Lower level concrete pad has water and 15a power to serve as a second caravan parking spot
- Approved engineered plans for 2nd Dwelling, and services in place ready for construction