

22 Kooringal Court, Tallebudgera, Qld 4228

KOLLOSCHÉ™

Acreage For Sale

Thursday, 15 February 2024

22 Kooringal Court, Tallebudgera, Qld 4228

Bedrooms: 5

Bathrooms: 4

Parkings: 6

Area: 5337 m²

Type: Acreage



James Roberts
1300576000

Auction

Embrace the opportunity for a tranquil tree-change with this leafy hinterland estate, where two contemporary residences facilitate dual living. The 1.3-acre property is positioned in a secluded yet central cul-de-sac offering proximity to key amenities such as golf courses, pony clubs, popular schools and shops. Vibrant gardens are juxtaposed against a dramatic black facade for striking street appeal. The contrasting tones continue inside the main house, where industrial elements such as concrete and black cabinetry are softened by engineered oak, sheer curtains and natural light. Dedicated to the home's three bedrooms, the top floor is a sanctuary for rest and relaxation. The master suite and one guest bedroom benefit from soaring raked ceilings and a picturesque outlook that sweeps across the ground's treetops and lush gardens. At the heart of the ground-floor is a gourmet kitchen and dining room, which is bordered on either side by a spacious living zone. A gas fireplace creates a cosy winter retreat, while sliding doors welcome in refreshing breezes on hot summer days. Bright and modern with two bedrooms, the self-contained second residence offers comfortable accommodation for guests, plus the potential to earn a rental income. A separate office on-site ensures peace and productivity for those who work from home. By day, alternate between the secluded outdoor spa, sparkling magnesium pool and adjoining poolhouse with outdoor kitchen, before retreating to the firepit come nightfall.

Main Highlights:-

- 1.3-acre estate in tranquil hinterland cul-de-sac
- Grounds host a double-storey primary residence, self-contained second residence and separate, air-conditioned office
- Peaceful yet in proximity to key amenities
- Enclosed pool pavilion with outdoor kitchen, three electric infrared heaters and powder room
- Solar-heated magnesium pool; secluded outdoor spa
- Firepit with log seating; lush, floodlit gardens
- Two large water tanks; connected to town water

Primary Residence:-

- Oak timber flooring, 3m ceilings, sheer curtains, Velux skylights and LED lighting throughout
- Contemporary kitchen with high-end appliances, including five-burner gas cooktop, pyrolytic oven, steam oven, commercial rangehood, integrated fridge and dishwasher; double Franke sink; central 4m* concrete island bench and butler's pantry
- Butler's pantry has two integrated dishwashers, Franke sink, Zip HydroTap
- Living, dining and family zones have patio access; family room also has gas fireplace
- Master bedroom has raked ceiling, walk-in robe and ensuite with dual vanity, bathtub and oversized shower
- Two guest bedrooms, each with built-in robes
- One main bathroom on each level, one has built-in bath
- Large laundry with plenty of storage and access to external drying court
- Triple garage plus triple carport
- Two ducted air conditioning systems with eight zones; ceiling fans throughout

Second Residence:-

- Single-level house with private driveway
- Two bedrooms with built-in robes
- Spacious living room with 3m ceiling
- Combined kitchen and laundry shares open space within dining zone
- One bathroom with shower, single vanity and toilet

Residents of this leafy pocket of Tallebudgera enjoy a peaceful hinterland lifestyle, without foregoing proximity to the beach and key city conveniences. Man on the Bike Shopping Centre is 1.9km away and offers a choice of casual eateries and retail stores. For avid golfers, Meadow Park Golf Course and Tallebudgera Park Golf Course are both within 3km. Palm Beach offers the closest patrolled surf, which is less than 8km away, while Burleigh Head's vibrant lifestyle precinct is within 9.5km. The address sits in the catchment for Tallebudgera State School and Elanora State High School, and only 4.5km from St Andrews Lutheran College. Secure a sprawling acreage estate with multiple contemporary residences – contact James Roberts 0432 839 485.

Disclaimer: This property is being sold by auction or 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.

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