

**22 Viscount Drive, Tallai, Qld 4213**

**House For Sale**

Monday, 22 April 2024

22 Viscount Drive, Tallai, Qld 4213

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 5631 m2**

**Type: House**



Roberto Scartozzi  
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Lisa Psaras  
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## Expressions Of Interest By Sun 19th Of May

This adorable property is located at 22 Viscount Drive, Tallai QLD. Experience the heart and soul of Sanctuary! A destination for those seeking to unwind and disconnect from today's hectic lifestyle just minutes of all amenities and some of the finest schools in Queensland. Nestled on a magnificent 5,631m<sup>2</sup> setting of lush tropical and native gardens wrapping around an adorable meticulously maintained homestead, Sanctuary offers an incredible opportunity to embrace all that is on offer and bring to life the next journey of this heart-warming property. Providing the potential for second dwelling, reconfiguring of existing homestead or additional large shed, Sanctuary welcomes you with open arms. For the past seventeen years this property has been lovingly cared for by its owners who have nurtured and maintained it beautifully. Their much loved homestead offers a comfortable setting including lounge dining and kitchen, two bedrooms - master plus guest suite both with ensuites are located at separate ends of the home. Also featured is separate laundry and a fully enclosed garden view room that provides a peaceful setting for reading and meditation as well as second dining space. Light-filled and screened, this room connects guest suite, internal living and outdoor garden access. There are ceiling fans throughout plus multiple split system air-conditioning units for year round comfort. As you make your way outside of the home, open air entertaining areas are positioned around the gardens to capture key aspects of this picturesque setting. Attention to detail has been placed in creating easy to access areas around the perimeter of the homestead accompanied by low maintenance vibrant garden settings that offer an array of tropical and native plant life that invigorates the senses with bursts of colour and a much loved home for many different species of bird and wildlife. In addition the established orchard boasts 3 Avocado and 2 Lemon Trees. Adjacent the homestead, a single bay work shed with adjoining garden shed houses gardening equipment, tools and is a great storage for motorized toys and other equipment. To support the magnificent gardens, a dam with pump to connected hose is installed for garden use. The long driveway wraps neatly around the home and leads directly to the work shed with plenty of space for additional vehicles. Located fifteen minutes from an array of highly reputable private and public schools such as Somerset College, All Saints, Kings, Mudgeeraba Creek, Robina State School the property also enjoys close proximity to Robina Town Centre, Robina Hospital and medical hub, Robina Train Station and public transport and Mudgeeraba Village are also just ten minutes away and a mere 25 minutes to vibrant Burleigh Beach & Palm Beach. The M1 entrance connecting you to Gold Coast Airport (approx. 30mins), Brisbane CBD, our world-famous coastline destinations beaches and other recreational hotspots are within easy reach. Discover this magnificent property and the exceptional lifestyle opportunity that is on offer. See you at the first open home. To discuss your interest, please call Roberto Scartozzi on 0406 421 679 or Lisa Psaras on 0477 979 794. We look forward to welcoming you through.

**LAND & INFRASTRUCTURE**- 5,631m<sup>2</sup> (1.39Acres)  
- Established Landscaped lawns and gardens- Premium Viscount Drive Address - Setback off main road- Private and tranquil setting- Work Shed with roller door access- Garden Shed- Septic waste treatment system- NBN Available

**RESIDENCE**- Single level homestead- Beautifully maintained- Indoor outdoor entertaining areas - Light-filled fully screened sunroom connected to guest suite, dining and outdoor access- Kitchen with garden views - Dining flowing through to living and sun room- Living with garden views- Master with Ensuite and study nook or lounge- Guest Suite with ensuite - Separate Laundry - Ceiling fans throughout- Split system air-conditioners in bedrooms and living- Single carport plus driveway parking

**WORK SHED**- 6m x 3.5m- Single Bay- Roller Door entry

**RATES & FEES** - GCCC Rates \$886.00 approx. per six months- WATER Rates \$241.74 approx. per quarter

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.