

# 23 Rusty Court, Tallebudgera Valley, Qld 4228

## House For Sale

Saturday, 2 December 2023

23 Rusty Court, Tallebudgera Valley, Qld 4228

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 1 m2

Type: House



John Fischer  
0478071623



Shelley Watkins  
0474141551

## Expressions of Interest Closing 18th of December

Experience the enchantment of acreage living with an estate ideal for those seeking rural serenity or the equestrian dream. Set amongst a lush 2.84 acre allotment and stunning grounds, a mighty fig tree stands guard over this stylish single level residence, creating an unforgettable first impression. Indoors, you'll still feel connected to the lush surrounds, with an abundance of windows and sliding doors inviting in views of the greenery. Warm, neutral-toned interiors and new flooring are the perfect complement, enhancing the renovated kitchen and the light-filled living and dining zones. Enjoy family togetherness in this spacious social hub or open the French doors to retreat to a sprawling formal lounge/media room, perfect for quiet relaxation or bustling movie nights. Subtle sophistication underpins the four bedrooms, including in the expansive master suite. A sanctuary of calm, it boasts a sleek ensuite, custom walk-in robe and its own outdoor patio to escape to for blissful peace and privacy. Servicing the remaining bedrooms is a modern bathroom infused with timeless grey and crisp white tones plus a handy powder room. Outdoors, expect the lorikeets and king parrots to meet you for lunch on the rear alfresco terrace, with the front patio a protected haven that basks in the magic of the majestic fig. Horse lovers will appreciate the two stables and three paddocks, plus there's no shortage of storage with a mammoth 11.7m by 7.4m work shed ready to house machinery, cars, a caravan and more. Nestled in an area embraced by native bushland and only a handful of neighbours, you'll love the peace and privacy that prevails here. Ingleside State School is a quick two minute car trip away, or in 11 minutes you're gifted the option of Tallebudgera State School and St. Andrews Lutheran College. When you're craving the sand and the surf, Burleigh Heads beckons in approx. 18 minutes. Style, serenity and the acreage lifestyle you've longed for is closer than you think! Don't delay – arrange your inspection today.

**House Features:** Stylish single level residence set amongst stunning grounds, punctuated by a mighty fig tree. Beautifully presented, featuring warm, neutral-toned interiors and new flooring throughout. Renovated kitchen with stainless steel appliances overlooking the lush surrounds. Light-filled living and dining zones wrap around the kitchen and connect with alfresco entertaining areas. Sprawling formal lounge/media room enhanced with four picture windows and accessed by French doors. Expansive master suite includes a sleek ensuite, walk-in robe with custom cabinetry and automated lighting plus access to a cosy outdoor patio. Three additional bedrooms – two with built-in robes. Modern main bathroom accentuated by timeless grey and crisp white tones. Powder room. Two separate protected and expansive alfresco terraces – the front patio takes in views of the majestic fig tree and the rear embraces the rolling greenery. Double garage with additional storage, opens to a separate laundry and office space. Plenty of driveway parking. Enclosed yard for dog plus a cat run. Security screens. Ceilings fans throughout.

**Property Features:** Tranquil 2.84 acre estate with electric gated access. 11.7m x 7.4m work shed with bathroom, garage, caravan carport and another separate carport. Two stables. Three paddocks. Chook pen. Electric hot water. Fencing throughout is only a few years old. Two tanks (including one underground).

**Location:** Approx. 2 mins to Ingleside State School. Approx. 11 mins to Tallebudgera State School and local shops, services and eateries. Approx. 11 mins to St. Andrews Lutheran College. Approx. 18 mins to Burleigh Heads. Approx. 20 mins to Palm Beach. Approx. 24 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.