

**30 Lynn Road, Peeramon, Qld 4885**



**House For Sale**

Thursday, 29 February 2024

30 Lynn Road, Peeramon, Qld 4885

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 5337 m2**

**Type: House**



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**\$1,275,000**

Discover luxury living amidst the picturesque country landscape of rolling hills and fresh country breezes. This exceptional property sits proudly in one of the most sought-after Estates on the Tablelands. Peeramon is ideally located in the Malanda School catchment and within close proximity to Malanda, Lake Eacham and Yungaburra, if you have been waiting to make the tree change this is the place you want to be! Less than 4 years old and built by local well respected builder, David Stokes, this property offers quality, luxury and space. If you do the sums you wont bother building when you can just unpack and enjoy! From the moment you arrive you will appreciate that this is not your average home, it has been custom designed to suit each member of the family and built with attention to detail and pride. Features of this home include:-  
- A grand entry with feature niches, lighting, and cabinetry inviting you into the heart of the home.  
- Open plan living, kitchen and dining with large openings providing country breezes & panoramic views. Raking ceilings, stone fireplace, built in cabinetry and beautiful full wall curtains to add softness and warmth.  
- A modern masterpiece galley style kitchen with stunning white stone benchtops, feature island with breakfast bar, appliance hub, 900mm induction cooktop with glass splashback, double ovens, seamless matt finish cabinetry and walk in pantry with open shelving.  
- Full width outdoor patio with space for lounging and entertaining. Complete with outdoor kitchen with built in BBQ, stainless steel balustrading and blinds to allow all weather use.  
- A separate media room which can be fully closed with cavity sliders – a great space for hobby room, man cave or teenagers retreat.  
- Master bedroom complete with luxurious walk in wardrobe with quality custom made cabinetry and spacious ensuite tiled to the ceiling throughout with double vanity's and shower.  
- The 3 remaining bedrooms are cleverly designed in a hub around the air-conditioned rumpus room which also features a built in desk for the kids to balance their work and play. All bedrooms are generous in size and have large built in robes.  
- Main bathroom is tiled to the ceiling with separate toilet and large shower recess.  
- Generous size laundry with full linen and direct access to the washing line.  
- Double garage with remote access roller door. Outside the features continue:-  
- Fully landscaped 5333m<sup>2</sup> block only gently sloping and retained in areas to allow plenty of usable area for kids to kick the footy.  
- 9m x 12m shed with 3 roller doors providing easy access and extra clearance for your boat and caravan.  
- Outdoor fire pit for the stary night entertainment complete with built in bench seating and a traditional wood fired pizza oven.  
- Exposed aggregate driveway provides access to both the shed and house and pathways line the perimeter of the home.  
- 6.6kw solar system  
This home needs to be inspected to truly appreciate the quality within. Currently preparing for market contact Exclusive Listed Elders Agents Michelle and Janine to register your interest.