

34 Sawmill Road, Dundowran Beach, Qld 4655

Sold House

Thursday, 28 March 2024



34 Sawmill Road, Dundowran Beach, Qld 4655

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 4000 m2

Type: House



Anthony Nardella



Lee Dixon

0458756711

Contact agent

BELLA VILLA Situated within a short 450m stroll of the Dundowran Beach shoreline, this distinctive 5 bedroom/ 4 bathroom luxury estate offers a timeless blend of architectural elegance and modern functionality. Set on a sprawling acre of perfectly manicured lawns and gardens, this private haven is not just a home - it is a gateway to a lifestyle rich in luxury, natural beauty, and coastal charm. As you enter the home via the majestic, vaulted entrance foyer, you will be immediately impressed by the elegant, 5-tiered crystal chandelier, decorative arched windows overlooking the grounds, and stunning hand crafted staircase complete with a custom wrought-iron balustrade. The living spaces within the home feature extra-high ceilings and decorative cornices and have been crafted to foster an atmosphere of grandeur and intimacy. This attention to design is made most apparent in the formal lounge room, which (with the addition of a cozy fireplace) becomes a sanctuary on cooler evenings. Rosewood, bi-fold doors seamlessly integrate the indoor and outdoor zones of the home, allowing you to adjust the openness of the entertainment areas according to your needs. The inclusion of state-of-the-art appliances and granite bench tops in the gourmet kitchen firmly establish this home as an entertainer's paradise. A retractable servery window allows you to dish up culinary delights directly to guests in the outdoor entertainment area. Each bedroom is a spacious retreat featuring plantation shutters, ducted air conditioning, built-in wardrobes (in four bedrooms), and recently updated ceiling fans. The master suite is large enough to double as a parent's retreat and features a walk-in wardrobe and ensuite with bidet. The grounds of the estate encompass an acre of resort-style lawns and gardens, with a tranquil courtyard and recently updated pool serving as the centerpieces. Complete with sauna, spa, shower and change room facilities, you can relax into a lifestyle that embraces the outdoors and redefines serenity. For equestrian enthusiasts (STCA), stables and beach proximity perhaps offer the opportunity for seaside riding. The estate also embraces eco-friendly living, with a substantial 13.3KW solar system, solar hot water, and upwards of 20,000 litres of water tank storage. Buyers with a green thumb will appreciate the established fruit trees; alongside a vegetable patch.

Features of this property at a glance:

- Main House: 5 spacious bedrooms with built-in wardrobes in 4 bedrooms. The master suite features a walk-in wardrobe and en-suite with bidet
- 5th Bedroom/Study
- 4 bathrooms (one to each level of the home) + water closet
- Dual living spaces – an expansive open-plan living and dining zone and a separate formal lounge room/rumpus area with fireplace. Both feature Rosewood bi-fold doors opening directly to the outdoor entertainment area
- Vaulted entrance foyer with decorative, arched windows, 5-tier crystal chandelier, and a grand staircase with custom, wrought-iron balustrade
- Plantation shutters, extra-high ceilings and decorative cornices
- Kitchen with state-of-the-art appliances, granite bench-tops, walk-in pantry, and bi-fold, Rosewood servery window opening to the outdoor entertainment area
- Ducted, individually zoned air-conditioning and updated ceiling fans throughout (both installed in 2022)
- Spectacular K'Gari Fraser Island hardwood flooring
- Large, double lock-up garage (new remote panel lift door) with built-in storage and direct entry to the home
- Laundry with external access
- 7 x external security cameras and back-to-base alarm system
- 13.3KW solar system and solar hot water
- Beautiful water views over freshwater lagoon

Estate Grounds (including additional structures):

- 1 acre of perfectly manicured, resort-style lawns and gardens
- Magnificent, double remote entry gates and prestigious fencing
- Large, resort-style pool (renovated just 2.5 years ago), with adjoining spa, sauna, and shower/toilet + changing room facilities
- Potential 2 bedroom granny flat with air-conditioning and built-in wardrobes. This structure also includes 2 other rooms that could be potentially utilized as a music recording studio (acoustic insulation has been installed) and an art/craft room (STCA and plumbing)
- Attached to the potential granny flat, there is an adjoining double garage/workshop with above mezzanine storage area
- Equestrian stables
- Abundance of trees, including olives, a healthy (heavy cropping) mango tree, citrus trees, and beautiful magnolia
- Approx 20,000-25000L water tank storage
- Vegetable patch, overseen by a hive of native/stingless bees (for honey and pollination)
- Automatic irrigation system

Total area under roof 372m²

Location: 450m level stroll to Dundowran Beach which is known for being private, beautiful views, white sand, and good swimming. Less than 1.5km from the stunning Arkarra Lagoons, FoodWorks and Local eateries. Around a 10 minute drive to all major Hervey Bay town amenities. This luxurious estate represents a lifestyle opportunity - offering a blend of elegance, comfort, and connection with nature all within a short distance from Dundowran Beach's pristine shores. Discerning buyers are encouraged to arrange an inspection today – this incredible opportunity will not be on the market long! Secure your piece of paradise today.

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. We have endeavored to ensure the above information is true and accurate however buyers should not rely on this information and

are encouraged to make their own enquiries to verify all information. Our agents and agency accept no liability for any errors or omissions. Buyers are encouraged to seek independent legal advice with respect to the property and entering into a contract of sale. References to distances and financials are approximate only.