

**35 Lamatia Drive, Mountain Creek, Qld 4557**



**House For Sale**

Wednesday, 6 December 2023

35 Lamatia Drive, Mountain Creek, Qld 4557

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Area: 1045 m2**

**Type: House**



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## Expressions of Interest

Sitting proudly on 1,045m<sup>2</sup> with more than 30m of frontage onto Brightwater Lake, 35 Lamatia Drive is the marquee property of Mountain Creek to come to market in 2023. The impressive scale, quality finish and lifestyle advantages all blend into this commanding residential opportunity. Featuring a fully detached, self-contained unit, the grand scale of this home serves a variety of needs. Whether you need dual accommodation for housing elderly parents or adult children, the versatility of this home is a key asset. As an Air BnB it has generated an impressive annual income for the current owners. Upon entry, you're drawn to the soaring ceilings and high windows, which allow maximum light to flow through the home. The high-calibre fixtures and finishes speak to the luxury the home was designed for. The lower level of the home features ample living space, including a separate media room and an open-plan kitchen and dining area that flows onto the outdoor undercover entertaining area. The high-quality kitchen features a separate butler's pantry and top-of-the range appliances. Upstairs, you'll find four generously sized bedrooms, plus a separate living zone. The palatial master suite provides the best water views and serves as the ultimate parent's retreat. The home is designed for lifestyle and enjoying time with loved ones. With ample outdoor living space, you can accommodate any number of guests while overlooking the ample yard space and sparkling lake. The massive pool serves as the ultimate focal point for families to congregate and enjoy summer weekends together. The position of this home is another key advantage. Located in a family-friendly cul-de-sac with adjoining walking tracks around the lake, you'll feel like you're living in a healthy residential paradise. With just a short walk to your local school, shops and Brightwater Tavern, you'll enjoy having every convenience at your fingertips. Features at a glance:

- 6 bedrooms in total, 5 plus a study in main residence, 1 bedroom to flat.
- 4 separate living areas across the 2 dwellings.
- Fully ducted, zoned air conditioning.
- 6.6kw solar with 22 panels.
- Dual living opportunity: self contained flat returning \$250pw and up to \$450pw in peak season with airbnb. Permanent rental appraisal of \$500pw.
- 3 car accommodation; third garage with drive-through access for boat or trailer parking.

Constructed in 2017 by GJ Gardner Homes.