

# 8 Wednesday Drive, Tallebudgera Valley, Qld 4228

## House For Sale

Wednesday, 29 May 2024

8 Wednesday Drive, Tallebudgera Valley, Qld 4228

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 5772 m2**

**Type: House**



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## Expressions Of Interest closing 24th June @ 5pm

Expressions Of Interest closing 24th June 2024 @ 5pm A lifestyle of leafy tranquillity is yours to enjoy with this 1.43 acre estate. Trimmed with towering trees for enhanced peace and privacy, they frame a light-filled single-level home with an impressive 339m<sup>2</sup> floorplan. Catering to modern living, embrace the luxury of space with multiple relaxation zones. The living room adds a touch of grandeur, with its exposed beam cathedral ceiling soaring up to 3.8m high, while the bright and airy family room takes a more casual approach. Smeg appliances in the adjacent kitchen make cooking a joy too, plus take advantage of easy access to the sprawling alfresco terrace, ready to host gatherings large or small! Alternatively, summer parties can spill onto the pool terrace, overlooking an oversized saltwater pool framed by tropical palms. Growing families are accommodated with five bedrooms and two bathrooms, with the expansive and sunlit master a sweet retreat. Featuring a walk-in robe, ensuite and French doors that open to established gardens, it promises space and serenity. Flexibility is key too, with one of the four additional bedrooms able to be used as a study. Outdoors, the wraparound front verandah and landscaped gardens enhance the charm of this property, complemented by plenty of level, open green spaces for children and pets to play. There's even room to build a second dwelling (STCA). Storage won't be an issue, either, thanks to the American Barn-style work shed that can accommodate up to four cars. Situated in a quiet cul-de-sac walking distance to public transport, you'll also benefit from being nearby to local Tallebudgera shops plus public and private school options. In just over 10 minutes arrive beachside in Burleigh, or if travel beckons, it's only 20 minutes (approx.) to Gold Coast Airport. This truly does offer the best of both worlds and is one not to be missed. Arrange your inspection today.

**House Features:** Light-filled single level floorplan spanning 339m<sup>2</sup> Modern kitchen features Smeg appliances, including a 5-burner gas cooktop and 90cm electric oven Bright and airy family room adjoins kitchen Living room rests beneath an exposed beam cathedral ceiling, soaring up to 3.8m high Formal dining room Expansive master suite includes a walk-in robe and ensuite, opens outdoors Three further bedrooms; one with walk-in robe and two with built-in robes Study/5th bedroom Main bathroom with separate toilet Sprawling alfresco entertaining terrace Oversized saltwater pool trimmed with tropical palms Wraparound front verandah Carport plus driveway parking Laundry with external access 14kW Samsung ducted air-conditioning External storage

**Property Features:** Leafy 1.43 acre estate located in a quiet cul-de-sac American Barn-style 11.9m x 10.2m work shed, can accommodate four cars Driveway access to house and shed Side access for extra vehicles Potential to build a second dwelling (STCA) Landscaped gardens Abundance of level, open green space for the kids to play Approximately 6.6kw solar system 135L Therman gas hot water system 3000L rainwater tank

**Location:** Approx. 6 mins to St Andrews Lutheran College Approx. 6 mins to Tallebudgera State School and local shops Approx. 11 mins to Stockland Burleigh Shopping Centre Approx. 12 mins to Burleigh Heads Approx. 14 mins to Palm Beach Approx. 17 mins to Currumbin Beach Approx. 20 mins to Gold Coast Airport Approx. 34 mins to Surfers Paradise

**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.