

**81 Kookaburra Drive, Cannon Valley, Qld 4800**



**Sold House**

Friday, 17 May 2024

81 Kookaburra Drive, Cannon Valley, Qld 4800

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 7244 m2**

**Type: House**



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**\$1,465,000**

Incredible Family Home On Acreage Stands Above The Rest! Unique in concept and exceptional in its design, this stunning family home has been created with a focus on practical family living and grand-scale entertaining. Showcasing captivating valley and mountain views, this is a special home that you are going to love. The house is located in the sought-after Kookaburra Drive, a street well known for its prestigious homes and close proximity to town. From this position, you are close to everything but still enjoy the peace and tranquillity of this rural residential location. Perched on the high side of the street and privately set back from the road behind landscaped gardens, as you enter the property, you will soon notice how much pride these owners take in their home. The creative design of the house allows for every member of the family with 3 well-planned levels of living space. You'll enjoy the open-plan lounge room and seamless indoor-outdoor lifestyle with the kitchen, dining, and living rooms flowing out to a spectacular outdoor entertainment area. Entertainers and families are just going to love the impressive custom-built wet edge swimming pool that offers incredible views of the valley below and sensational sunsets. The front deck is the perfect setting to enjoy your morning coffee and is easily accessed from the lounge area via sliding doors. The entrance level features a spacious bedroom that would be perfect for guests or older kids who need their own space. There is a multipurpose lounge room for the kids, and the theatre room is perfect for movie nights with the family. The house is equipped with a large laundry and separate toilet complete the lower floor of the home. Walk up the internal timber staircase to the second floor, where you will find three additional bedrooms and a well-appointed main bathroom. The master bedroom occupies the entire top level and includes a walk-in robe, a spacious ensuite bathroom, and a private balcony that overlooks the pool area offering stunning valley and mountain views. The home includes two car garage parking plus ample parking area for guests at the front of the house. In addition to this, a two-bay shed ideal for all the toys or storage needs is conveniently positioned toward the front of the property, and you won't have problems parking your caravan or boat on this 7244sqm block. There are too many features to list, but a few include:

- Town Water Connected - one of the few acreage estates in town with town water
- Solar energy system has been fitted to the home
- Paved courtyard on the lower level provides more entertaining/outdoor space. Cleared yard for kids and pets
- A workshop area under the home is perfect for the handyman and tools
- Solar hot water, 400l tank, evacuated tube system
- Granite benchtops in kitchen and bathrooms (soft closing drawers)
- Reverse cycle air conditioning fitted throughout
- Wet edge pool includes spa jets, blade waterfall feature and lighting
- Generator/mains changeover switch - very handy in power outage situation
- Rainwater tank for laundry and toilets
- Extensive landscaping and retaining walls, established tropical planting including fruit trees, minimal watering required

Buyers who are looking for a residence that offers the total package and the wow factor presentation won't be disappointed after inspecting this home. Living on acreage is all about having that freedom to spread out, and that is definitely on offer here. The home is spectacular in every way and regardless of your family dynamic, this residence will certainly tick many of your boxes. This home deserves your inspection so to arrange your private viewing contact marketing agent Adam Webster today.