

10 Emanuel Road, Girraween, NT, 0836

CENTRAL

House For Sale

Thursday, 5 September 2024

10 Emanuel Road, Girraween, NT, 0836

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Type: House

Luxurious Residence of Grand Proportions

Welcome to your own slice of paradise at 10 Emanuel Road, a grand fusion of modern luxury and tropical charm.

This magnificent modern residence of palatial proportions (735m² under roof to be exact) is designed for the very best of both relaxation and entertainment, featuring a breath-taking pool that serves as the centrepiece of your outdoor lifestyle oasis.

Within the huge living area ceiling-to-floor tinted louvres provide picturesque views of the surrounding acreage. A stunning slate feature wall, ducted air-conditioning and high ceiling further complement this expansive space.

Through to the dining, the gourmet kitchen invites culinary creativity, with Caesarstone bench tops, feature cupboards, soft-closing drawers and 6 meter long butler style walk-in pantry complete with bench, storage and shelving.

Full-length glass sliding doors also provide a seamless flow between the dining to the verandah and pool

An enormous air-conditioned master bedroom has an enviable walk-in robe and gorgeous ensuite tucked discreetly behind an exquisite double vanity.

Down the hall you will find the second bedroom, main bathroom and theatre room. The second bedroom is complete with walk-in wardrobe, sliding door access to the pool and serviced by the ducted air-conditioning. The cinema features bold dark colours, 3D projector screen, surround sound and under floor lighting.

Bedroom three and four are ideal as guest bedrooms or teenagers retreat, featuring a shared ensuite and both opening onto the central pool area.

The deluxe in ground pool is the centrepiece of this magnificent home. Surrounded by a house-length tiled verandah, glass frame less pool fence and featuring LED lights, this pool enhances the resort-style magnificence of this property.

From the pool, a sensational stunning and well thought out entertainment room with stunning timber ceiling has a fully-equipped kitchen, bar and TV.

Wall-length glass doors open this space up to the pool and surrounding property including the resident R44 Chopper (not included in the sale)

The shed is any mans dream and features water tanks, 2 split system air conditioners, fully insulated and roller door access.

There is also a private, self contained 2 bedroom demountable with full length verandah which is ideal for guests or an additional income earner.

Outside, the sprawling grounds offer endless opportunities for outdoor enjoyment, from hosting gatherings by the pool to savouring world class sunsets.

Situated on a cleared 5 acre fully fenced block this property provides the perfect backdrop for an epic rural retreat, all while being just a short drive from local amenities.

Whether you envision it as a mega family home or a getaway for entertaining, this luxury estate is a rare opportunity to embrace rural living without compromising on comfort and style.

Summary of this exquisite rural package:

- Grand home of palatial proportions 735m² under roof
- High quality build with only the finest fixtures and fittings throughout
- Custom designed by renowned architect 'Savvas Savvas'
- Spacious open plan living areas that flow seamlessly to the outdoors
- Top of the range kitchen with enormous concealed butlers pantry
- Extravagant master with stunning ensuite and walk in robe
- Magnificent in ground pool forming the centrepiece of the home
- Separate rumpus/entertainment room complete with second kitchen, TV, Bar
- Outdoor dry season fire pit area adjoining the entertainment room
- Media/Cinema room
- Spacious home office room
- Dream laundry super practical and overlooking pool
- Ducted zoned air conditioning throughout
- 3.1m ceilings throughout
- 2 carports with spectacular timber ceilings
- Premium lined shed (9m x 12m) with plumbing and air-conditioning
- Separate 1 bedroom demountable that provides flexibility/choices
- Fully fenced secure yard
- Quality bore water servicing the property
- Water tanks, shade sails, garden beds for home veggie patch, citrus trees and more....

Viewing absolutely required for full appreciation of the calibre of the main residence.

Being offered significantly below house replacement cost without factoring in other infrastructure or land component.

Council Rates: \$1,496 per annum (approx.)

Date Built: 2013

Area Under Title: 1 hectares 9700 square metres

Zoning Information: RL (Rural Living)

Status: Vacant Possession

Easements as per title: None found