



## Fantastic Location – Picturesque Views – Ac

Welcome home to 245-247 Kureelipa Falls Road Kureelipa.

Majestic, picturesque and peaceful in every aspect are what you could now be calling your new home. With views from every aspect of the house over the mountains, dams and ocean this property has the lot!

A sophisticated design and fantastic floorplan for this home allow you to capture every angle of the Sunshine Coast and beyond.

### Main Features Include:

- Multiple decks/balconies to capture the picturesque views
- 3 large bedrooms all with their own sliding doors and deck/balcony
- Large open plan kitchen, dining and living area also with sliding doors and large expansive decks
- Separate formal dining room with amazing views
- Master bedroom with ensuite and main bathroom also operates as a Jack and Jill bathroom between the other 2 bedrooms
- Each bedroom also has a split system reverse cycle air conditioner
- Pool/spa to enjoy anytime of the year
- 45,000 L Rainwater storage
- 5.1KW Solar System

This property is one not to

## Offers Over \$1,175,000

Address : 245-247, Kureelipa Falls Road, QLD, KUREELPA, 4560

Area : 8002 per sqm

Bedrooms : 3

Bathrooms : 2

Car Space : 2

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miss out on. Apart from the views itself the house has been designed to enjoy from every aspect.

As you enter the front gate or step out of the double garage (with its own work space) you are welcomed with a Japanese inspired entry with decking all the way to the main part of the house and beautiful gardens surrounding the pool/spa. Stepping in to the main entrance you are in awe of the stunning views over the main kitchen/living area. The kitchen boasts a large benchtop with gas cooktop, electric oven and decent sized butlers pantry with additional storage. The formal dining room could be kept as is or easily converted to a separate room of your choice capturing the natural light and door out to the deck. The open plan flow from kitchen to living room also captures amazing cross breezes and no matter where you look you are to always be in love!

Down the corridor is a separate linen closet along with the other 2 bedrooms with a two way bathroom. Both with their own balconies and both with built in cupboards, fans and reverse cycle air conditioners.

There is also a walkthrough study and laundry area leading into the master bedroom with its own ensuite, enclosed balcony and built in robes, fan and air con aswell.

Stepping outside you have a nice flat area with beautiful landscaping and garden work surrounding the pool. Walking down to underneath the house a lot of work has gone in to making this space usable with different seating areas and ample concrete work making it accessible! It also boasts an enclosed shed/work shop area with you guessed it... amazing views as well!

245-247 Kureelipa Falls Road is one not to miss out on.

Get in touch with George Anderson of Robert James Realty today to secure your viewing of this magnificent property and get ready to call it home!