



71 Julie Close, PEERAMON, QLD 4885

The one you have been waiting for....

When you dream of a country life with something for the whole family to fall in love with, a luxury home for her, a massive shed for him, and a motocross track for the kids - you might never have believed it actually exists. Set on a idyllic 3.2 acre block in the tightly held Sanctuary Vista Estate Peeramon, this near new residence combines contemporary comfort with the serenity of rural life. Designed with no expense spared and a focus on family living, it offers panoramic views, total privacy from neighbours, and the versatility to accommodate multi generational households with ease.

Upstairs, polished 19mm spotted gum floors and high ceilings create a light filled sense of space in the open plan kitchen, dining, and living zone. At the heart of the home, the kitchen is both stylish and functional, complete with stone benchtops, abundant storage, and a wide island bench perfect for casual meals or entertaining. While you cook, soak up the outlook across rolling farmland through wide glass sliders that open onto a large, covered verandah, ideal for alfresco dining and relaxed get togethers.

The main bedroom is a true retreat with a spacious walk in robe, luxurious

ensuite with a bath positioned to take in the view, and direct access to the verandah. Also on this level are a dedicated home office or 2nd bedroom, separate second toilet, and full sized laundry with external access. A secure, oversized garage with remote

TYPE: For Sale

INTERNET ID: 30P1670

SALE DETAILS

Offers Over \$1,400,000

CONTACT DETAILS

Malanda

21 James Street, Malanda
Malanda, QLD
07 4096 5666

Janine Rielly

0407 032 422

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

roller door entry adds convenience and storage.

The kids have their own retreat with downstairs boasting three well appointed bedrooms each feature built in robes, new blinds, ceiling fans and air conditioning. A central three way bathroom layout includes a separate shower and bath, powder room and toilet, ideal for family functionality. The second living area spills out onto a 33m² patio, offering private living space for teens, guests or extended family.

A standout feature is the massive 16m x 13m x 4.5m fully lockable shed, complete with 3-phase power and six roller doors, including two drive-through bays. Inside there is a mezzanine floor with loads of space for toys or a tradie that works from home. Outside there is an additional 13m x 4.5m open bay for further storage or workshop flexibility.

Outside, the lifestyle continues with a thoughtfully planned and fully established property featuring fencing, retaining walls, landscaped gardens, orchard that is fully irrigated, dual driveways, a bore, water tank, and even a motocross track for the kids.

Property Highlights at a Glance:

- Open plan living with polished spotted gum floors and soaring ceilings
- Modern kitchen with stone benchtops, generous storage & rural views
- 5 bedrooms, 2.5 bathrooms across two levels
- Main bedroom with ensuite, walk-in robe & verandah access
- Full length verandah which overlooks the whole property
- 2nd living downstairs adjoining three bedrooms & private patio
- Brand new split-system air-conditioning throughout
- 7.5kW solar system
- Large double garage
- 20.5m x 13m² x 4.5m² shed with awning, six roller doors (2 drive-through)
- Fully fenced paddock and motocross track for outdoor fun
- Landscaped Gardens for Privacy and established fruit trees
- 3.2 acres at the end of a cul-de-sac
- Bore water and Water Tank

For families ready to make the move, this is the tree change you've been waiting for, positioned between Malanda and Yungaburra, this exceptional lifestyle property will tick all your boxes and is perfectly placed to enjoy all the beauty and charm of the Atherton Tablelands.

Contact Exclusive Agent Janine Rielly on 0407 032 422 to arrange your private inspection.

Other features: 3 Phase Power, Area Views, Car Parking - Surface, High Clearance, Kitchenette, Openable Windows

- Land Area 1.32 hectares
- Bedrooms: 5

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- Bathrooms: 2
- 10 car garage
- 3 car carport
- Ensuite
- Floorboards



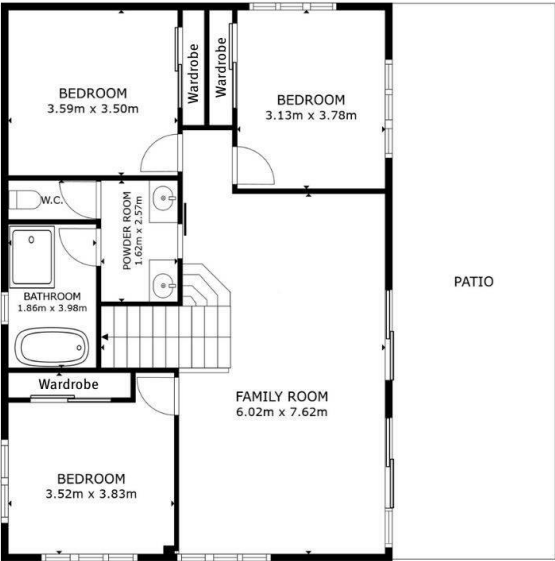




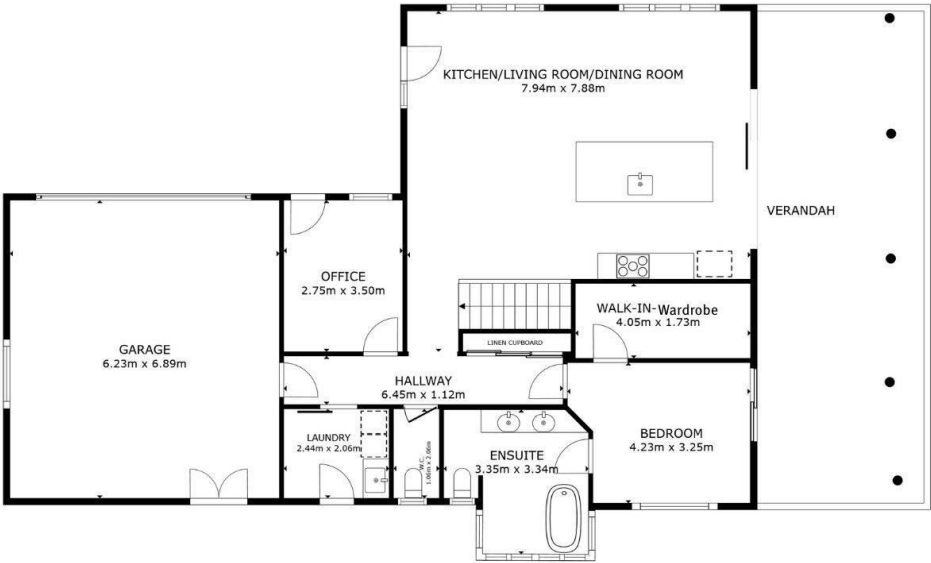


FLOOR PLAN

71 Julie Close, Pearamon



FLOOR 1



FLOOR 2