



44 Angelita Close, PEERAMON, QLD 4885

Modern Country Living Starts Here.

Set within Peeramons sought after Tableland Acreage Estate, this custom designed, split level residence delivers modern comfort, space and rural outlooks in equal measure. With creek frontage featuring a waterfall, established gardens and over an acre of fully fenced land, this is a lifestyle opportunity that's both peaceful and practical.

The home's contemporary layout is tailored for family living, offering five well separated bedrooms, 3.5 bathrooms, multiple living zones and a seamless connection to the outdoors.

At the heart of the home is a generous open plan kitchen, dining and living area complete with a fireplace, air conditioning and easy care vinyl plank flooring. The galley style kitchen includes a 6 burner gas cooktop, walk in pantry and breakfast bar, with direct access to the wraparound deck, perfect for relaxed entertaining with rural views.

Upstairs, the master suite delivers a true retreat experience with cathedral ceilings, large windows, a walk in wardrobe and ensuite with double vanity, shower and claw foot bath. A separate bedroom wing includes four additional bedrooms, and two bathrooms, ideal for multi generational living or guest stays.

TYPE: For Sale

INTERNET ID: 30P1824

SALE DETAILS

Offers Over \$1,100,000

CONTACT DETAILS

Malanda

21 James Street, Malanda
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Janine Rielly

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Downstairs, a large rumpus room opens to a private patio with a fireplace and scenic views. Underneath the house has ample room for parking additional cars or a boat, storage for the camper and all the boys' toys. A 12M long igloo is perfect for parking the van or truck for all weather protection.

Established fruit trees including Lemon, Manderines, Tahitian lime, orange, finger lime, lemonade, guava, Barbados cherry, jaboticaba, avocado, mulberry, Atherton raspberry, plum, nectarine, peach, banana, pawpaw, grapes, passionfruit, Malabar chestnut, grumichuma, monstero, custard apple.

Other notable features include:

- Air conditioning in all 5 bedrooms and downstairs living zones
- 3.5 Bathrooms
- Well designed kitchen with walk in pantry
- Spacious lounge and separate rumpus room for kids
- Verandah overlooking countryside views
- 6kW solar system, 3 phase power, town water connection and 4 water tanks
- Fully fenced block with bitumen driveway access to both carports
- Modern laundry with built in cabinetry and 4th toilet
- Huge area under house with room for up to four vehicles
- Separate Igloo structure for boat or caravan storage
- Landscaped gardens, vegie patch, executive chicken coop, gazebo with water feature
- Creek access with jetty and natural waterfall

Every detail has been carefully considered to blend comfort with country charm. Properties of this quality don't come up often, secure your slice of Tablelands living.

Call Exclusive Agent Janine on 0407 032 422 to arrange an inspection.

Other features: 3 Phase Power, Area Views, Openable Windows

- Land Area 5,954.00 square metres
- Building Area: 208.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 5
- Ensuite
- Floorboards









FLOOR PLAN

44 Angelita Close, Pearamon

