






363 Condor Drive Sunshine Acres Qld

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This really is the ultimate "bush and bay- lifestyle property with the convenience of being located approximately 10 minutes' easy drive to Hervey Bay's essential amenities, including shopping centres, schools, university, TAFE, Hospitals, golf course, Esplanade and beaches.

This stylish, modern, contemporary haven was completed in 2017 by respected local builder Nathan Hore of NH Homes and has been thoughtfully positioned on this picturesque 2.29-hectare or just over 5.6-acre property in the popular acreage estate of Sunshine Acres, offering the lifestyle and tranquillity that only acreage living can provide. There is even direct access to the historic Old Rifle Range Rd and reserve to the rear.

363 Condor Drive, Sunshine Acres, features: -

- A picturesque 2.29-hectare, or just over 5.6-acre property, with direct access to the historic Old Rifle Range Road and reserve to the rear
- A stylish, modern, contemporary haven with high ceilings throughout, completed in 2017 by respected local builder Nathan Hore of NH Homes
- Four spacious bedrooms, all including ceiling fans and built-in wardrobes, and three positioned in their own wing with a separate living area or retreat
- The large main bedroom includes a ceiling fan, reverse cycle split system air-conditioning and a spacious walk-in wardrobe, plus a lavish ensuite
- The main bathroom includes a bath and a shower, plus a separate powder room and toilet
- A modern kitchen featuring beautiful stone benchtops, and a breakfast bar offering plenty of preparation space, loads

of storage, and a huge walk-in butler's pantry

- Quality appliances include a large freestanding electric oven with a five-burner gas cooktop, a rangehood and a dishwasher, plus plumbing provision for refrigerators with water filters and ice makers as well
- An expansive open-plan dining and living area with reverse cycle split system air-conditioning
- A large separate media room plus a study nook
- A fabulous alfresco outdoor entertaining area under the main roof with ceiling fans
- A sparkling inground magnesium pool with heating provision and equipment (to be connected)
- A great fire pit area
- A large laundry with ample bench and storage space, and an internal wall-mounted clothesline
- A double garage with a remote-panel lift door, direct internal access to the home, and fantastic built-in storage space
- An approx. 12m x 7m four-bay shed with power connected, three roller door bays, and a workshop space
- Remote electric front entry gate
- A 10kw solar power system and solar hot water
- Three approx. 22,500-litre rainwater tanks (note no town water)

This is a first-class acreage property in every sense and an outstanding lifestyle retreat that will impress any discerning acreage buyer - this is something to get excited about!

Homes of this calibre offering these features are always in high demand, so don't miss this opportunity!

Contact our team now to arrange your private inspection or video call walk-through - you will only be disappointed if you miss this one ?

NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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Price : Offers From \$1,300,000-
Land Size : 2.29 ha
View : <https://www.mitchellsrealty.com.au/property/363-condor-drive-sunshine-acres-qld/8679558>



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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 202.0 m²
 EXCLUDED AREAS : GARAGE 37.7 m² PATIO 28.3 m² PATIO 2.8 m²
 TOTAL : 202.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN

363 Condor Dr Sunshine Acres