



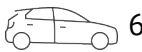
## Exquisite Country Style Home on Picturesque Acreage with Stunning Views



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## 109A Browns Mountain Road, Tapitallee

Sold for \$2,700,000 (May 31, 2024)

Welcome to your own private sanctuary – an exquisitely designed country style home on a picturesque acreage. Located just a short and scenic drive away, this stunning property is sure to impress.

As you arrive, you'll be greeted by automatic gates and top-of-the-line security features, ensuring your peace of mind at all times. The garden lined driveway adds to the already wonderful appeal of the property, setting the tone for the beauty that awaits you.

As you step inside, you'll be struck by the abundance of natural light, wide hall and high ceilings – the perfect setting for a luxurious and comfortable lifestyle. With three bedrooms, including a spacious master suite complete with ensuite, walk-in robe, doors to the garden, and breathtaking 160-degree garden and mountain views, this home is the epitome of elegance.

The formal living space features a wood burning fireplace, corner window, and a north-facing aspect with escarpment views, adding a touch of sophistication to your daily life. The open plan kitchen/living/dining space offers a view to both North and South, allowing you to take in the beauty of your surroundings.

The seamless indoor/outdoor flow to both the North facing entertaining deck and enclosed

**Property ID:** L979866

**Property Type:** AcreageSemi-rural

**Garages:** 6

**Land Area:** 2.47 acres

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outdoor entertaining area to the South overlooking the pool makes for the ultimate relaxation and entertainment space. The North entertaining deck offers rural and escarpment views, with many waterfalls in clear sight after rainfall, making it the perfect spot for your morning coffee or evening cocktails.

The 10m in-ground swimming pool with a rural aspect and all-day sun is the perfect place to cool off on a hot summer's day. The orchard, chicken coop, and established gardens add to the overall charm and character of this beautiful property.

The self-contained granny-flat/secondary dwelling in the garage building provides you with extra space and flexibility. And the additional studio space with a deck facing North offers a tranquil space to work from home or simply unwind.

Don't miss out on the opportunity to make this stunning property your forever home, call Jacqui Crapp on 0476 500 847 to discuss.



109A BROWNS MOUNTAIN RD, TAPITALLEE

INTERNAL SPACE | 234m<sup>2</sup> (approx)  
 EXTERNAL LIVING | 131m<sup>2</sup> (approx)  
 TOTAL AREA | 365m<sup>2</sup> (approx)

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