



Elegant and Eco-Friendly: Your Dream Home Awaits in Gulmarrad!



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22 Brolga Drive, Gulmarrad

Sold for \$863,000 (Jan 14, 2025)

Welcome to 22 Brolga Drive, Gulmarrad, where you'll discover the perfect blend of comfort, style, and nature set on an expansive 4,241sqm.

Step inside this light and bright home to find raked ceilings and beautiful handcrafted timber accents that add warmth and character to the modern, open-plan living areas. The contemporary kitchen is designed for functionality and style, with a Smeg oven and an Asko induction cooktop, making it a delight for any home chef.

Outside, you'll enjoy the peaceful north-facing deck, perfect for enjoying the lush, meticulously landscaped gardens from sunrise to sunset.

The main house features three generously sized bedrooms and two modern bathrooms, ensuring ample space and convenience for family and guests. Additionally, the property features a separate self-contained studio apartment complete with a bathroom and kitchenette, ideal for extended family, visitors, or even rental income.

Sizeable organic vegetable patches and various fruit trees are a true highlight, providing ample space to grow a selection of vegetables ready for your table. Whether you're a seasoned

Property ID:	L27732120
Property Type:	House
Garages:	2
Land Area:	4241.0 sqm

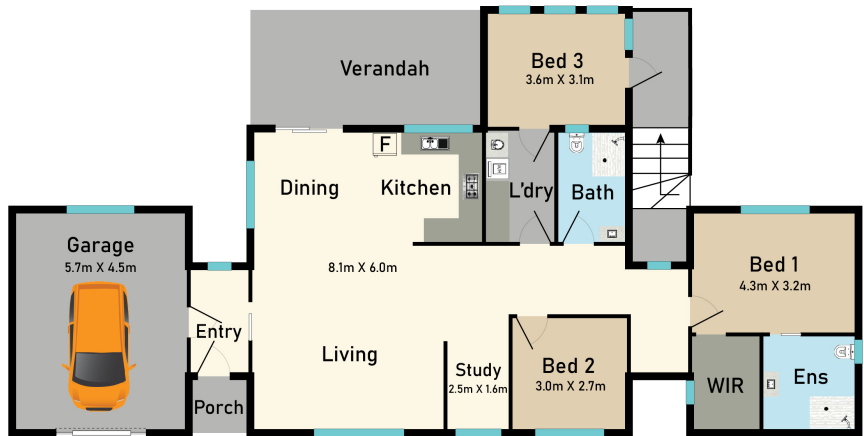
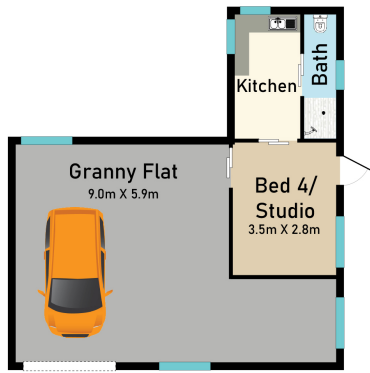
Matt & Karina Jolly
0455 228 688
matt.jolly@myi.rh.com.au

gardener or just starting out, you'll appreciate the opportunity to cultivate fresh, organic produce in your backyard.

Key Features:

- Light and bright interiors throughout
- Raked ceilings and handcrafted timber accents
- Modern kitchen with SMEG and Asko appliances
- Main house with three bedrooms and two bathrooms
- Separate self-contained studio apartment
- Large north-facing entertainment deck
- Immaculate, low-maintenance gardens
- Large vegetable patches and chicken coop
- Town water and two filtered 23,000L and 10,000L capacity water tanks
- Two separate 5000L and 9000L unfiltered water tanks for garden use

Experience the perfect blend of indoor comfort and outdoor tranquillity at 22 Brolga Drive. This property is more than just a house; it's a complete lifestyle.



22 Brolga Drive Floorplan

* Dimensions are approximate and for illustrative purposes only

