



## Stunning Elevated Home with Picturesque Bushland Views



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## 30 Raiss Close, Lemon Tree Passage

Sold for \$852,000 (Nov 28, 2024)

This near-new property seamlessly combines style, class, and tranquility, making it an ideal residence for modern families seeking a low-maintenance lifestyle. Meticulously crafted with spacious proportions and sleek, contemporary design, it caters to practical living.

Situated in an elevated cul-de-sac surrounded by nature reserves and walking tracks, this home offers peace and serenity with picturesque bushland views. The spacious open-plan interior includes a gourmet kitchen with a large island bench, modern appliances, and a sizable pantry, perfect for weekend BBQs and family gatherings.

The modern, neutral colour palette, high raked ceilings, and expansive windows maximize natural light, creating a luxurious and welcoming ambiance. Reverse cycle air-conditioning ensures year-round comfort, complemented by quality hybrid flooring.

The master bedroom is a standout, featuring ample space, natural light, an ensuite with a frameless shower, and a generous walk-in robe. The additional bedrooms, equipped with built-in robes, are serviced by a stunning central bathroom with a free-standing bath. A study or potential fourth bedroom adds to the home's versatility.

Outside, the impressive timber-floored outdoor area with downlights and a ceiling fan offers a private, relaxing space, while the large lawn area is perfect for entertaining or family

**Property ID:** L18706756

**Property Type:** House

**Garages:** 2

**Land Area:** 620.0 sqm

**Louise Highnam**

0402 241 713

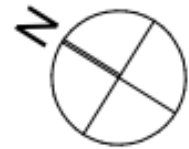
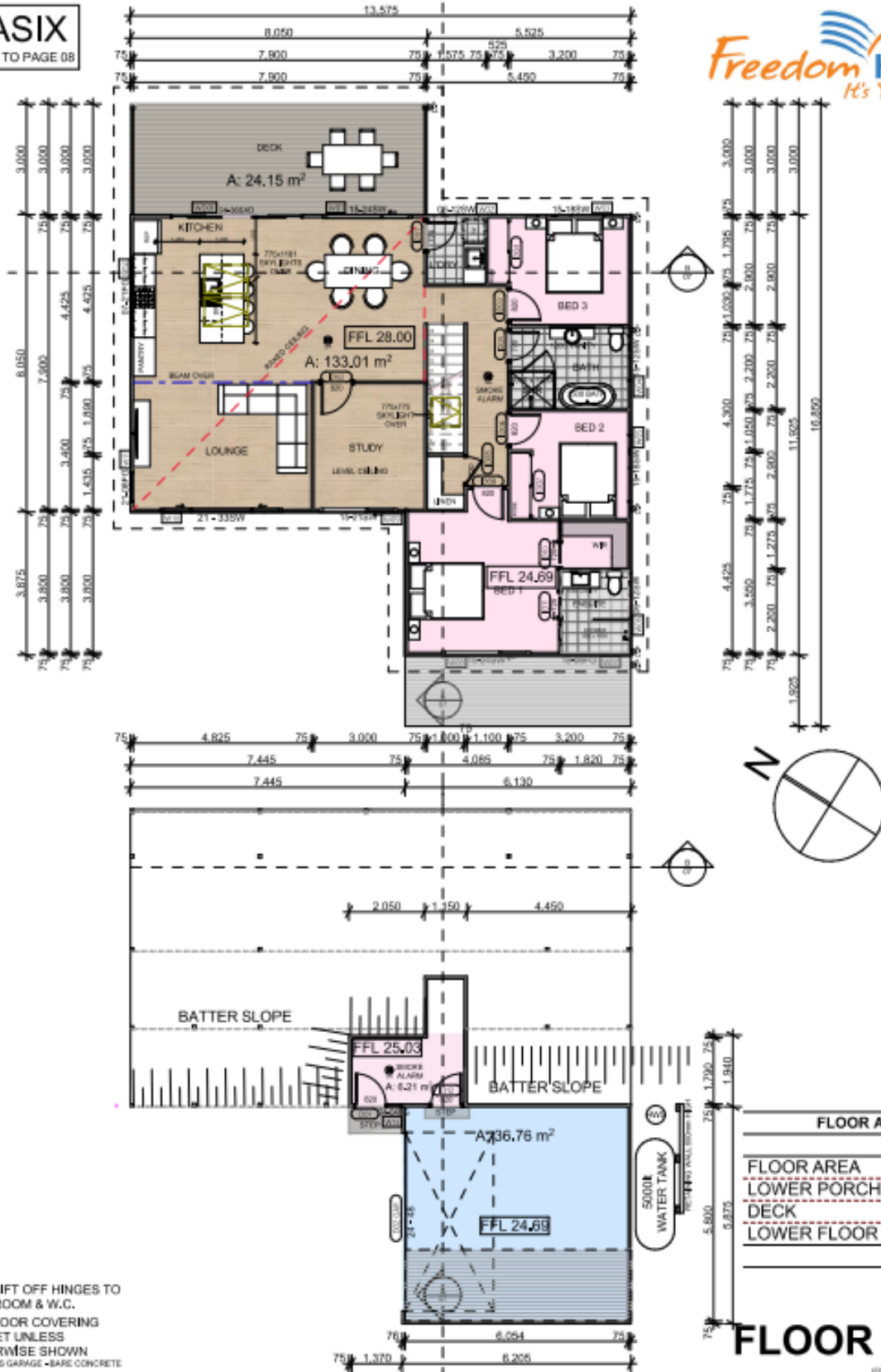
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activities. Additional features include a double remote lock-up garage with internal access, LED downlights, ceiling fans throughout, a modern laundry with a doggie door, and ample storage underneath the house – ideal for kayaks, bikes, and outdoor toys.

Close to the Marina and designed for versatile living, this superb family home promises a lifestyle of elegance and comfort for years to come.

Every care has been taken to verify the accuracy of the information contained in this advertising copy but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.

**BASIX**  
REFER TO PAGE 08



FLOOR AREAS	
	Area (sqm)
FLOOR AREA	133,01
LOWER PORCH	36,76
DECK	24,15
LOWER FLOOR	6,21
	200,13 m²

# FLOOR PLAN

LOH-LIFT OFF HINGES TO BATHROOM & W.C.  
ALL FLOOR COVERING CARPET UNLESS OTHERWISE SHOWN  
EXCLUDES GARAGE - BARE CONCRETE