

# 11 Dolly Drive, Alice River, QLD, 4817



## House For Sale

Wednesday, 18 December 2024

11 Dolly Drive, Alice River, QLD, 4817

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## A Versatile Gem in the Stunning Mount Margaret Estate

Discover a home that adapts to your lifestyle, whether you're working from home, hosting guests, or envisioning a private granny flat. This beautifully designed 3-year-old dual-occupancy Sterling home, built by Darryl Bogotto Constructions, offers leisure and luxury at every turn.

Set on a sprawling 2105m<sup>2</sup> corner block, this property features all the bells and whistles to create your personal haven. Enjoy your weekends entertaining friends and family in the impressive outdoor area, complete with a tranquil waterfall, mountain views, and a sparkling pool with six spa jets.

### Key Features:

**Flexible Living:** Combined total of 3 bedrooms, 2 bathrooms, and 3 toilets. A theatre room that can be converted into an additional bedroom if needed.

**Striking Design:** Soaring 4.7m peak ceiling height in the open-plan lounge, dining, and kitchen area.

**Luxurious Master Suite:** Spacious main bedroom with a generous walk-in wardrobe, dual basins, and rain shower heads.

**Practical Additions:** Split system air-conditioning throughout, Crimsafe screens, and a bonus toilet in the oversized garage.

**Storage Galore:** 2.5m roller door height for the double remote garage, plus a 7m x 9m powered shed with space for trailers, boats, or caravans.

**Sustainable Living:** 6.6kw solar system with a 10kw battery.

**Outdoor Paradise:** A lush array of plants and trees including Coffee, Mulberry, Lime, Custard Apple, Cherry, Banana, Paw Paw, and Guava.

With its thoughtful design and serene location, this home is a true retreat. Move in and start enjoying the lifestyle you've always dreamed of.

Contact Dean Hobson on 0467 778 483 to arrange an inspection today.