

**19 Upper Rosemount Road, Rosemount, QLD, 4560**



**House For Sale**

Wednesday, 18 December 2024

19 Upper Rosemount Road, Rosemount, QLD, 4560

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Type: House**



**COREY PAYNE PAYNE**

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## Elegant Acreage Living: Dressed to Impress!

Invest in this elegant north facing lifestyle acreage in dress circle Rosemount with the purchase of this magnificent property on 6061m<sup>2</sup> with glorious, fully fenced parklike grounds, and a premium built residence in absolutely pristine condition, just 10 minutes' drive to the river and 15 minutes to the beach.

Across an expansive single level covering approximately 526m<sup>2</sup>, the home comprises grand formal entry, four bedrooms, two bathrooms, separate living areas, central kitchen, huge elevated north facing covered patio with glorious outlook across gardens and beyond, separate laundry, and double lock up garage with study nook and storage.

Features of the home include 9-foot ceilings, split system air-conditioning, stunning brush box timber flooring, quality carpets, spa bath and dual vanities in ensuite, stone benches in kitchen, quality appliances, tinted windows, security screens, ceiling fans, solar hot water, and 5kW solar power.

In addition to the residence there is a 3-bay 12x9m powered shed with bathroom facilities and a 3.2-metre high carport to accommodate caravan/boat; 2 x water tanks, and a biocycle greywater system. The home is on town water with the option to switch to tank water if desired.

The gardens are impeccable with manicured lawns, native and tropical shrubs, and masses of room to put in a pool or pickleball court; the topography is gently sloping and surrounded by acreage properties this is a quiet, peaceful environment that attracts an abundance of birdlife and wildlife.

There are a number of buyers this could appeal to from families seeking that extra space that acreage living provides as well as a first-class home, through to lifestyle retirees looking for single level living plus that extra storage for the RV's and all those lifestyle toys!

Rosemount is one of the closest acreage belts to the actual coast, east of the highway, and within an 8-20 minute radius to public and private schooling, hospitals, university, shopping centres, golf, airport, patrolled beaches, and Maroochy River. It truly offers the best of both worlds peaceful country-style living without sacrifice to the essentials and fun stuff.

Current long-term owners have meticulously maintained this property inside and out; it is absolutely move-in ready to live in and love, with no money needing to be spent, arguably one of the finest presented properties on the market.

Purchase today and you can be starting 2025 in the best possible way in this elegant lifestyle property, savouring the serenity and toasting the good life; dressed to impress, it's an absolute stand-out!

### Summary of Features:

- [x] Impressive acreage property – elegant & expansive
- [x] Premium 526m<sup>2</sup> residence on parklike 1½ acres
- [x] 4 bedrooms, 3 bathrooms, separate living areas
- [x] Huge north facing covered patio with elevated views
- [x] 12x9m powered shed + extra-high car/caravan port
- [x] High ceilings, split system A/C, fans, gentle breezes
- Fully fenced, electric gate and security cameras
- [x] Brush box flooring, quality fixtures/fittings throughout
- [x] Town water + 2 x water tanks, biocycle greywater
- [x] Gently sloping, lush manicured gardens
- [x] Dress circle acreage belt, always highly-sought after
- [x] 10 minutes to river, 15-20 mins to coast beaches