

**50 Lemon Grove Pl, Rosemount, QLD, 4560**

**AMBER WERCHON**

**House For Sale**

Thursday, 21 November 2024

50 Lemon Grove Pl, Rosemount, QLD, 4560

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Embrace Gentle Living Without Compromise!**

Amber Werchon Property presents to the market, 50 Lemon Grove Place, Rosemount: this impeccably presented modern home on a 4127m<sup>2</sup> block with lush gardens and a leafy outlook from every room, tucked away at the very end of a whisper quiet cul-de-sac in a coveted dress circle acreage belt less than 20 minutes to coast beaches.

The design is highset with all the living on a single level and masses of storage space under. Comprising three bedrooms, two bathrooms, kitchen with walk-in pantry, open plan living flowing out to both a front covered deck and elevated rear covered deck, laundry, and double lock-up garage; it is the perfect size for a couple or small family, and there is enough height underneath to build an extra room (stca).

Stunning hardwood timber floors, 4 x split system air-conditioners, ceiling fans, stainless steel appliances, separate bath and shower in family bathroom and side access to rear garden – are among the home's features, and it has a wonderful calming ambience throughout, enhanced by its setting and surrounds.

The garden is low maintenance with drought-tolerant landscaping and levelled terraced areas to enjoy a firepit and provide space for children and pets to play, and there's plenty of room for a pool or a large shed. A variety of fruit trees and native vegetation are well established, and there is also a chook pen with seven laying eggs providing up to three dozen eggs per week.

This is a truly gorgeous lifestyle home – offering the best of both worlds, tucked away from the hustle and bustle of the busy coastal strip and suburbia, yet only 10-15 minutes to quality schools, 10 minutes to rail to Brisbane, 12 minutes to the river and boat ramp, 17 minutes to the airport, 18-20 minutes to beaches, 20 minutes to Sunshine Plaza and Maroochy CBD, and 24 minutes to the university.

Buyers seeking to embrace gentle living without compromising quick easy access to the essentials and the fun stuff, should put this one at the top of the list. We invite you to come along and experience this pocket of acreage bliss for yourself, it is going to resonate strongly with those that value privacy, peace, and natural beauty. Phone Dan Lal or Rudi du Preez to secure an viewing appointment today.

du Preez Property Group Pty Ltd working in conjunction with Amber Werchon Property.