



Lot 1 Hill Sixty Road, El Arish



## RARE GRAND DESIGN

This one-of-a-kind home offers the perfect combination of space, comfort, and modern convenience, designed for both relaxed family living and effortless entertaining. The upper level features four spacious bedrooms, including a luxurious master suite complete with a walk-in robe, and private ensuite. A second bathroom features a large bathroom with a spa bath to relax, and a separate toilet ensures convenience for the rest of the household, while a walk-through laundry adds to the home's functionality.

The heart of the home is a large modern kitchen, designed for style and practicality with generous bench space, quality appliances, and a seamless flow to a living and dining areas. Stunning bamboo flooring adds warmth and elegance throughout, while a large entry door allows for excellent airflow, creating a bright and airy ambiance. A standout feature is the full wrap-around cement verandah, providing multiple outdoor spaces to relax and soak in the surroundings.

Downstairs, a spacious open area with a built-in bar or kitchenette and an additional toilet offers incredible versatility. Whether used as an entertainment space, a teenager's retreat, or a guest quarters, this level adapts to any lifestyle. The expansive undercover outdoor area also wraps around, creating a perfect space for gatherings, barbecues, or simply unwinding in the fresh air.

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**Price** Rare Grand Design  
\$1,350,000

**Property Type** Residential

**Property ID** 129

**Land Area** 2,138 m2

**Floor Area** 580 m2

### AGENT DETAILS

Margaret Sorbello - 0472595681

### OFFICE DETAILS

Cardwell Real Estate  
0417772745



Adding even more value, the property boasts a well-equipped garage featuring a separate bedroom, bathroom, and toilet, making it ideal for guests, extended family, or even a private workspace. The three-bay garage is built with high clearance, perfect for storing a caravan, boat, or multiple vehicles. A solar water heater enhances the home's efficiency, providing sustainable hot water all year round.

Designed with families in mind, the fully fenced block includes a built-in kids cubby house, ensuring hours of fun in a safe outdoor environment. Located just a short distance from a beautiful swimming spot, this home offers the perfect blend of privacy, space, and convenience.

With its expansive layout, multiple living and entertaining areas, and impressive features, this home is truly a rare find. Whether you're looking for the perfect family residence, a dual-living setup, or an entertainment paradise, this property has it all. Don't miss this incredible opportunity your dream home awaits!

Call Ross today to schedule your viewing on 0400 883 805 or Nitta on 07 4068 2332 / 0472 595 681.

Email: [sales@tullyrealty.com.au](mailto:sales@tullyrealty.com.au).

Visit: [www.tullyrealty.com.au](http://www.tullyrealty.com.au) & [www.cardwellrealestate.com.au](http://www.cardwellrealestate.com.au).

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