

# 21 Wyangan Valley Way **Mudgeeraba**



## **EXCEPTIONAL TRI-LEVEL SANCTUARY IN IDYLIC BUSHLAND SETTING**

The exceptional characteristics, quality craftsmanship and intriguing design of this substantial tri-level sanctuary incites an affinity with nature from 1,048m<sup>2</sup> of land skirted by an idyllic bushland reserve.

Glass expanses and heightened ceilings enhance natural light, ventilation and deliver seamless connectivity with outdoor entertaining where striking timber features form a focal point while tying in with the natural environment.

The well-appointed 614m<sup>2</sup> floor plan features an abundance of modern lifestyle conveniences amid a versatile configuration including dual accommodation. It includes secure garaging for three vehicles, a workshop and storeroom, executive office, dedicated study room, media lounge, and a games lounge with kitchenette and studio bedroom.

**6 BED | 3 BATH | 5 CAR**

**SOLD**

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1048m<sup>2</sup> | 5 Bed + Media + 2 Study | 3 Bath + Powder | 3 Car

Internal 561m<sup>2</sup> | Verandah & Entry 53m<sup>2</sup> | Total 614m<sup>2</sup> or 66 Squares

**Harcourts Coastal**

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