



## SKYVIEW

### Dramatic mountain top position with breathtaking views

- 14 acres, 5 acres cleared
- Springbook ranges to the West, tambourine mountain to the north
- Overlooks Hinze Dam
- Glow of brisbane in distance
- 3 x 43000 litre tanks
- Solar heated pool 5 x 15 and 3 m deep - ozone
- Solar hot water - 2 units
- Borders state forest

Located on sought-after 'The Panorama' at Tallai, Skyview is one of the highest properties on the ridge with a truly enviable and unique position. Not only does this immaculately presented property capture views of the Gold Coast skyline and ocean beyond, it also takes in an unbelievable outlook over the Hinze Dam to the Springbrook Ranges to the West, Mount Tambourine to the North and enjoys amazing sunrises and sunsets.

Skyview is an elegant and well-considered home with a large lounge room overlooking the views to the North and West and opening onto a lovely entertaining terrace overlooking the pool.

For more information or to arrange an inspection please call Nicolette van Wijngaarden  
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Price \$2.95 million

4 bedrooms 3 bathrooms 2 car spaces 14 acres



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The master bedroom leads off the lounge room and features a spacious WIR and a lovely en suite with more amazing views!

A separate kitchen and dining room have an east west flow capturing the Gold Coast skyline. There are also 3 guest bedrooms a large laundry and a second living/games room opening onto an expansive north facing terrace. The two car garage has been converted into an office but could easily be converted back.

The grounds feature a small natural billabong, some majestic native Eucalypts and a beautiful array of flowering plants. There is a

fantastic 5 x 15m pool also taking in the amazing views.

Situated 350m above sea level the property captures gentle breezes and is completely protected from the Southerlies. Robina Town Centre is a short 10 minute drive away, whilst Surfers Paradise is 20 minutes, 20 minutes to Coolangatta Airport and Brisbane is an hours drive from the property.

To arrange an inspection of this magnificent property please call Unique Estates on 1300 911 720.



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## PROPERTY FACT SHEET

<b>Aspect:</b>	East
<b>Views:</b>	City, ocean, lake and mountain
<b>Height above sea level:</b>	350 Metres
<b>Coordinates:</b>	28° 3'22.65"S          153°18'20.31"E
<b>Construction:</b>	Brick, timber and steel
<b>Living Area:</b>	375 sqm
<b>House Size :</b>	600 sqm under roof approx
<b>Year Built:</b>	2007
<b>Sheds:</b>	Yes
<b>Pool:</b>	Solar heated pool 5 x 15mtr and 3mtr deep - ozone
<b>Spa:</b>	Yes
<b>Easements:</b>	None
<b>Water Supply:</b>	3 x 43000 litre tanks
<b>Power:</b>	Grid
<b>Sewer / Septic:</b>	Septic
<b>Council Rates:</b>	\$1,043 per quarter
<b>Nearest University:</b>	Summerset College, Bond University, Griffith University

# FLOOR PLAN



LIVING AREA - 430m<sup>2</sup>  
PATIOS - 144m<sup>2</sup>  
PORCH - 7.8m<sup>2</sup>



520 THE PANORAMA, TALLAI, QLD 4213



Boundary is approximate area only

## LOCATION MAP

