

Sold

## 4 La Belle Ct, Tocumwal

### Setting the Standard for luxurious Murray River Bushland Living

Boasting a stunning contemporary design in a sought-after locale, this exceptional quality home strikes the perfect balance between functionality and regional luxury. Its idyllic position overlooking the Murray River bushlands, coveted floorplan and premium custom design, presents a rare and exciting lifestyle opportunity in the thriving riverside town of Tocumwal.

The home's rammed earth construction provides superior thermal mass, temperature, noise control, and durability while achieving a timeless natural aesthetic that will inspire future generations. Internally, the clever floorplan includes an impressive central living area with elevated ceilings, beautiful polished concrete floors and a grand double-sided pillar fireplace. Awash with natural light, a timeless minimalist kitchen complete with a butler's pantry, soft-close cabinetry and Caesar Stone benchtops seamlessly adjoins a well-equipped alfresco area via triple-stack sliding doors. Beyond the main living area, separated sleeping zones demonstrate thoughtful consideration for family life. The north wing, ideal for children, teenagers and guests, offers three generous bedrooms, a rumpus, the main bathroom and a generous laundry. The west wing houses a secluded master suite with a spacious walk-in robe and sizeable ensuite.

Other notable features include a private study, a double lock-up garage and battery-connected rooftop solar for a completely off-grid living experience. Furthermore, the manicured lawns and established garden with full reticulation complete this outstanding lifestyle property, leaving absolutely nothing to be desired. This really is a rare and genuinely luxurious regional retreat.

#### KEY FEATURES

- Impressive central living area with elevated ceilings, beautiful polished concrete floors and a grand double-sided pillar fireplace.

 4  2  2  1.30 ha

<b>Price</b>	SOLD for \$1,960,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4374
<b>Land Area</b>	1.30 ha

#### Agent Details

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#### Office Details

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- Superb zoned living incl. four bedrooms (separate wings) open-plan kitchen and living, rumpus room, and private study.
- Spacious outdoor entertainer's area overlooking Murray River bushlands. Incl. built-in BBQ and triple-stack sliding doors through to kitchen.
- Premium rammed earth construction, double lock-up garage and battery-connected rooftop solar for a completely off-grid living experience.
- Situated in the thriving town of Tocumwal, close to the golf club, picturesque main street and the beautiful Murray River.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

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