

11 Hoopmann Road, Ramsay, Qld 4358



House For Sale

Wednesday, 24 April 2024

11 Hoopmann Road, Ramsay, Qld 4358

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 11 m2

Type: House



Nunzio Lo Castro
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For Sale

Sitting in a tightly held pocket in a private sanctuary of its very own, this established acreage property is a dream find for equine lovers and families seeking a rural escape. Boasting just over 28 acres and maintaining easy access to amenities, there is move-in living within a relaxed and stylish home as well as unbeatable provision for animals including a large dressage arena! Nestled at the end of a meandering private driveway, discover picture perfect living in a home that radiates warmth and hospitality. Beautiful natural timbers frame large windows, with a tranquil lush outlook emanating into every corner of a flowing interior and an architectural designed extension maximising air flow and natural light. VJ walls and timber floors underpin a formal dining room with high gabled ceilings amplifying the space and light in a large living and dining room; a wood burning fireplace cementing cozy ambience. Sleek joinery wraps around the modern kitchen with plenty of storage complemented by high quality appliances including gas cooking. Perfect for family demand as well as any catering requirement, the impressive zone is perfected by abundant bench space topped in elegant granite. Five bedrooms provide the formal accommodation (three including built-in's) with the master boasting a large walk-in robe, private patio and ensuite bathroom including a luxurious bath with beautiful views. Another full sized bathroom provides convenience for the remainder of the household with additional features including a laundry, air-conditioning to one bedroom, ceiling fans in master and lounge area and a dual carport. Outside, a never-ending feeling of bliss is cemented with lush, low-maintenance gardens including watering systems, rainforest gardens and ponds to create a tranquil oasis for relaxation and entertainment. Host family and friends in style with a spectacular rainforest area and pergola, covered verandahs, and abundant seating. A favoured north-east aspect bathes the property in natural light and warmth whilst established fruit trees provide an edible landscape that includes mandarin, orange and lemon. Perfect for animal lovers, the huge block offers exceptional provision with the 28.4 acres including superb pasture across seven paddocks; safe and secure with ring lock fencing and electric outrigger. Grand equestrian facilities include two stables and a professional grade 60m x 20m sand arena whilst water storages total 150,000 litres ensuring ample water for house, gardens and paddocks; complemented by electric pumps the efficient water system includes automatic bore and gravity fed water to paddock troughs and house, coupled with private pond system and options for hay storage. Amongst the never-ending list of inclusions, you also have a large 12m x 9m workshop shed with mezzanine level and storage rooms (one including air-conditioning), 16m x 8m machinery shed, options for solar installation with electrical cabling in place and high-speed NBN wireless broadband. Incredible quality is displayed throughout the entire property, with durable hardwoods and impeccable care and maintenance. Incredibly beautiful and blissfully private, you'll feel a million miles away from the hustle and bustle yet love the fact that the amenities you need every day are within easy reach! A peaceful community, Ramsay State School and Centenary Heights State High are in catchment whilst premier private schooling at Toowoomba is serviced by bus. Features Include:

- Horse lovers' paradise and 28.4 acres in tightly held location
- Stylish home with architectural designed extension, superb natural light and natural timbers
- Modern kitchen with high quality stainless steel appliances and granite benches
- Master bedroom complete with private patio, walk-in robe and ensuite bathroom
- Additional 3 bedrooms with built-in robes
- Superb outdoor entertaining encompassing multiple alfresco zones plus rainforest gardens and edible landscaping with mature fruit trees
- Large workshops and sheds plus professional dressage arena and water storage
- Close to premier private schools and amenities
- Reliable internet and mobile phone connections

For information on this property or to arrange a private inspection, please get in touch with Nunzio on 0414 686 010 today! This property is being sold without a price and in the state of Queensland no price guide can be given if there is no advertised price online.