

120-144 Eprapah Road, Mount Cotton, Qld 4165



House For Sale

Friday, 5 April 2024

120-144 Eprapah Road, Mount Cotton, Qld 4165

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 7 m2

Type: House



Sam Neilson
0738212500

Best Offer By 14th Of April 2024

Welcome to an unparalleled realm where serenity and equestrian excellence converge to create a haven of equine sophistication and resort style living. Nestled in the serene embrace of the Redlands, adjacent to the prestigious Sirromet Winery and sprawling reserve land this property is extraordinary. Step into a world where every detail has been meticulously curated to cater to the discerning tastes of horse enthusiasts and those seeking an idyllic retreat immersed in nature's tranquility. Embark on a journey through pristine landscapes and impeccable facilities, as we unveil an elite equestrian property beyond compare.

PROPERTY FEATURES:

- **Sprawling Family Home** - Crafted with precision and passion, the residence boasts an impressive scale and design, adorned with wrap-around verandahs, premium fixtures, high ceilings, and exquisite timber floors.
- **Versatile Living Space's** - Embrace flexible living arrangements with separate living areas catering to diverse needs and preferences.
- **Gourmet Kitchen** - Indulge in culinary delights amidst a breathtaking bushland vista with a deluxe granite & 2 pac kitchen.
- **Spacious Master Retreat** - A private oasis with a generous ensuite and walk in robe opening out to the balcony with breathtaking views of the pool and property.
- **Three Well Appointed Bedrooms** - all with ample built-in storage and complemented by two bedrooms at one end featuring their own lounge area and kitchenette.
- **Outdoor Oasis:** Dive into relaxation with a majestic pool measuring 11 meters x 4.5 meters, offering an oasis of serenity amidst lush surroundings.
- **Equestrian Attributes** - Designed to appeal to even the most conscientious of horse owners, the property boasts top-tier equestrian facilities, including a 60m x 45m fully fenced professional floodlit dressage arena installed by Todd Cunningham of Equestrian Land Developments, a lunging/round yard, 6 stables (with one suitable for a stallion) accompanied by a 3-room fully self-contained guest cottage.
- **Property Infrastructure** - Additional features include 2 dams with pumps, 5 tanks ranging from 30,000L to 50,000L, 14 meticulously crafted paddocks (10 with shelters, upgraded fences, and their own water supply), a large horse float shed, triple bay shed, wash bay, and disabled facilities.
- The property is also host to a large fully sound proof music studio and a new demountable with three separate offices which are all air-conditioned. Whether you take full advantage of the unrivalled equestrian facilities or prefer to operate your business from the air-conditioned offices whilst taking advantage of the ample shed and yard storage, the choice is yours.
- **Comfort & Convenience** Enjoy year-round comfort with ducted air conditioning and ceiling fans, as well as upgraded lighting and ducted vacuum to ensure your convenience.

As we conclude our exploration of this exceptional equestrian property, we invite you to envision the marvellous lifestyle it offers. Seize the opportunity to make this equestrian dream a reality, properties like this are the proverbial needle in a haystack and are an absolute must see. To arrange your inspection on this exceptional property please Call Sam Neilson Of Neilson & Co. on 0430279456.