

132 Ruffles Road, Willow Vale, Qld 4209



House For Sale

Thursday, 21 March 2024

132 Ruffles Road, Willow Vale, Qld 4209

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 1 m2

Type: House



Josh Finch

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Auction

An enticing acreage lifestyle opportunity awaits in a sought-after rural suburb, where this sprawling, architect-designed house crowns a picturesque parcel. The 4.4-acre estate offers all the space and serenity you could want in a hinterland property, without foregoing proximity to city conveniences, quality schooling options and the M1. Culminating in 372m²* of internal living space over two levels are six generous bedrooms, multiple living zones and two full kitchens. A large family is easily accommodated, while private external access to each level affords the potential for convenient dual-living. A number of covered patios and balconies extend from the home, providing plenty of spaces in which you can relax or play host to guests outdoors. Each is primely positioned to capture a breathtaking natural outlook encompassing mature trees and verdant pastures. Featuring stables, paddocks, an on-site dam, direct access to horse trails and a full-size arena, the estate is a true equine playground. Between a 12m* x 9m* barn and one additional covered parking spot, there is plenty of room to store all the vehicles, machinery, tools and toys. The Highlights: - Architect-designed double-storey house with dual-living capacity- Serene, gated 4.4-acre property- Peaceful hinterland setting in proximity to city conveniences- Equine infrastructure including double stables with rear wash-down area; horse paddocks; direct access to horse trails behind the home- Covered patio and large, 38m²* entertaining deck; multiple balconies- Upper level features private external access via entry deck- Two open living, dining and kitchen areas; one on each level, both with access to an outdoor entertaining zone- New, main kitchen features walk-in pantry, stainless steel appliances, gas cooktop, 40mm thick caesarstone benchtops and soft-close cabinetry- Six spacious bedrooms, all with new carpet- Master bedroom has private balcony, walk-in robe and ensuite- Huge entertainment lounge; private study- One main bathroom on each level, both have built-in baths- Bathrooms and master ensuite are renovated with marble vanities, floor-to-ceiling tiles, European tapware, new toilets and fixtures- Laundry with chute and access to external drying court- 12m* x 9m* barn with concrete floor and three-phase power provides parking for two cars- One additional covered parking spot- On-site dam; thriving orchard with, peaches, lady finger bananas and citrus fruits- Solar power; water tank- Freshly painted; new window dressings and energy-saver LED lights- House walls and ceiling have insulation batts installed; powder-coated aluminum railings requiring no maintenance Willow Vale is a rural town where residents benefit from a peaceful lifestyle along with proximity to key conveniences. The major shopping destination of Westfield Coomera is just 6km away. Popular sporting facilities including Pimpama Sports Hub and Coomera Indoor Sports Centre are nearby. The family-friendly address sits in the catchment for Pimpama State School and Upper Coomera State College, and within 4.5km of leading private schools including Coomera Anglican College and Assisi Catholic College. The M1 is nearby for an easy commute north to Brisbane or south to the heart of the Gold Coast. Secure a spacious family home in a serene yet central locale – contact Josh Finch 0422 035 686. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.