


17 Ruffles Road, Willow Vale, Qld 4209

House For Sale

Friday, 3 May 2024

 LJ Hooker

17 Ruffles Road, Willow Vale, Qld 4209

Bedrooms: 5

Bathrooms: 4

Parkings: 10

Area: 3 m2

Type: House



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Presiding over a lush 3.22 hectare estate, this established acreage property is a dream find for equine lovers and offers incredible private sanctuary. Boasting championship facilities for equestrian enthusiasts, there is a striking modern home offering superlative space for large families as well as detached dual-living! An absolute showstopper, the property has been designed to provide first-class equestrian facilities on a unique and professional scale. Providing three entrances to the estate with multiple stables, American style barn and Olympic dressage arena amongst other inclusions (detailed below), there is fabulous opportunity for exclusive use or to cater to agistment or professional training requirements. Boasting exceptional oasis from front boundary to rear, this one of a kind property promises excellence with turn-key comfort and superb flexibility. Spread over a pristine single-level layout, the main residence displays high quality finishes throughout a multi-zoned floorplan, perfect for family relaxation or entertaining alike. Gleaming tiled floors and a double sided fireplace are the cornerstones to huge living, dining and sitting whilst the family room is delightfully large and a spacious games room/studio offers good separation. An entertainer's dream, the striking kitchen displays streamlined joinery topped with thick stone whilst gourmet V-Zug appliances include gas cooking. There is a large butler's pantry and expansive bench space whilst a huge island with waterfall ends and pendant lighting takes centre stage. Delivering five-star retreat, a huge covered patio flows from the living zones with seamless indoor/outdoor connection. There is seamless flow to the sprawling private grounds whilst tropical gardens cement the holiday vibes around the huge in-ground swimming pool; complete with decked poolside lounging and waterslide! Four built-in bedrooms are positioned within the main residence with three including walk-in wardrobes. The master has a gorgeous new ensuite, showcasing floor to ceiling tiling, dual vanity and black hardware whilst two additional bathrooms also boast a modern fit-out; one including a separate bath. Ideally located to provide privacy, the second residence is the perfect opportunity to cater to multi-generational living or capture some brilliant rental returns! Enjoying a poolside outlook and private patio, the pristine fit-out includes open-plan living and dining with fireplace, full sized kitchen, bedroom with built-in storage and contemporary bathroom with integrated laundry. Outstanding in both its pristine delivery and long list of inclusions, this incredible estate provides sublime privacy whilst maintaining easy access to amenities with schooling, shopping and dining just a five minute drive away. A rare offering that has to be seen to take it all in, arrange your inspection today!

Main Residence: - Renovated residence including multiple living and dining zones - Deluxe designer kitchen with V-Zug appliances - 4 bedrooms 3 with walk in robes - Teenagers retreat or media room with bathroom - 3 modern bathrooms - Huge laundry with storage - Ducted air conditioning & ceiling fans - Built-in two-way feature solid fuel fireplace - 5kw Solar Electricity - Four car garage with store room/workshop - Resort outdoor entertaining with covered alfresco and in-ground swimming pool with waterslide - Building Size 548m² Internal & External

Granny Flat: - Detached dual living - Open-plan living and dining - Full kitchen - Split system air conditioner - Fenced alfresco - 1 bedroom with built-in - Separate bathroom with integrated laundry - Fireplace - Building Size 146m² internal & External

The Property: - 3.22 hectares (7.9 acres) with Hotham Creek and year round irrigation - 3 separate double entry driveways - 3 phase power and emergency generator connection added - Multiple water tanks 120,000 litres split over 2 below ground and 2 above ground water tanks. Each of the water tanks feed via a commercial water filtration system for all drinking water - River pumping licence & 50m bore with new pump

Equestrian Facilities: - 60m x 20m Flexi Fibre Olympic size dressage arena with hardwood fence and auto irrigation. MegaFlow drainage system with raised highly compacted multi layered shale base that resists water penetration for super fast drainage and quick drying times - State-of-the-art American style 15x12m barn shed with power and filtered water, enclosed tack room, 5 newly built stables including 3 with walk out yards plus insulated roof, stall ceiling fans for heat management. All stalls and walk out yards have auto-waterers and remote controlled night lights. - 3 x 4m wash bay with hot / cold water and a 3 x 4m tack-up bay all with cross ties - 18m hard wood round yard with layered base and river sand top - Approx 1 acre jump / flat work area - Separate shed and feed room with heat extraction to keep your hay dry - 12 hard and soft fenced paddocks - 3.5 x 9m Float parking shed can fit a extended/ Goose neck float. Also includes large workshop, power, water, kitchenette and mezzanine floor for storage - Automated watering and light systems

Location: - Situated in a premiere pocket of Willow Vale - Located in close proximity to key city conveniences - Approx 5min to the M1 for you to travel 25 mins to the beaches of the Gold Coast and 40 minutes to Brisbane you have the best of both worlds in this location - Pimpama City Shopping Centre 7km away & Coomera Westfield approx. 10km - Pimpama sports hub & school catchment for Pimpama State School & Upper Coomera State College - Also only approx. 8km away from leading private schools Coomera Anglican, Assisi Catholic College and

