

**174 Browns Road, Wights Mountain, Qld 4520**



**House For Sale**

Thursday, 13 June 2024

174 Browns Road, Wights Mountain, Qld 4520

**Bedrooms: 6**

**Bathrooms: 6**

**Parkings: 4**

**Area: 32 m2**

**Type: House**



Brett Crompton  
0732891122

## For Sale

"Eagle's Ridge Retreat" situated in the Wights Mountain enclave is a magnificent dual residence prestigiously positioned on a panoramic plateau, spanning over 80 acres of elevated terrain. With sweeping vistas taking in the lush hinterland, Samford Valley's expanse, and the idyllic waters of Moreton Bay, the views extend to the iconic silhouette of the Port of Brisbane, best admired under the shimmering night sky. Primary Residence:-Thoughtfully designed to epitomize the ultimate entertainer's haven, the primary residence seamlessly blends indoor and outdoor spaces with an abundance of glass, expansive wrap-around verandas, and picturesque vantage points that forge a deep connection between people and place. Expertly crafted to maximize usability, its adaptable layout transforms this property into an ideal family home, or the foundation for a luxurious rural venue.-Meticulously maintained, this dual-living resort-style haven offers opportunities for luxurious multi-generational living, and the flexibility to engage with the already established Airbnb business, or perhaps generate a lucrative rental income. Seamlessly blending rural tranquillity with modern functionality, just a short drive from the vibrant community of Samford Village, this property embodies the essence of rural living, providing total peace and privacy. - The flexible floor plan encompasses an inviting open-plan modern, gourmet kitchen with Corian benchtops, servery, gas cooktop, stainless steel range hood, ample storage and a dishwasher. The upper level boasts a living and dining area, alongside a separate lounge, a spacious home office (or potential bedroom), and 4 spacious bedrooms with ensuites and walk-in robes. . Additionally, a well-appointed self-contained, 1 bedroom, open plan studio with both private entrance and internal access on the lower level adds further convenience.Fully Council Approved Cottage/Second Residence:-Exuding quality craftsmanship that befits its superior standard, this residence presents a separate 1-bedroom cottage boasting premium finishes including polished concrete floors, bespoke cabinetry, and elegant Corian benches all complemented by an intimate, covered outdoor space that offers captivating views. This cottage provides a serene retreat for guests or a comfortable home for long term tenants. Eagle's Ridge Retreat has consistently demonstrated its capacity as an Airbnb to generate substantial returns, making it an ideal accommodation hub or a reliable source of passive rental income for its future owners.Grounds:-Adding to the property's allure and resort-style amenities is a sparkling in-ground pool, complete with a waterfall, surrounded by established lush, low maintenance landscaping. Adjacent to this oasis, an alluring fire pit overlooks stunning views, setting the stage for magical family gatherings, unforgettable weddings and events, or peaceful weekend getaways. Beyond leisure, the property offers approximately 70 acres of land fenced for livestock, sections of cleared land, lush natural bush, a seasonal creek with permanent waterholes, dam and vast private acreage, fulfilling the rural dream or potentially enhancing its commercial appeal. Consider the possibilities! From indulging in glamping experiences and trail riding adventures to establishing a hobby farm. This property offers unparalleled versatility and endless opportunities for both leisure and business pursuits.Additional Property Features:- Main residence built in 2002 (original owner)- 2nd dwelling built in 2023- Ideal northern aspect - 4 car parking- Sparkling inground 9m x 5m Resort style saltwater pool - 15kw Solar System with 10kw battery- Ev charger at cottage - Starlink NBN- Air conditioning- Quality fixtures & fittings throughout- 3 phase power to both dwellings- Security system- Fruit trees including mango, avocado, lemon, lime, pawpaw and more- Beautifully established designer gardens & trees- Water storage capacity- approx. 154,000 litres- Approx rates per quarter \$835.24- Room for parking of caravan and boat - Currently running 20 head of cattleInformative Approximate Distances:-Brisbane CBD - 29.2 km-Brisbane Airport - 34 km-Ferny Grove Station - 15.3 km-Ferny Grove High School - 15.4 km-Samford Village - 7.9 km-Samford State School - 7.5 km-Samford Valley Steiner School - 4.7 km-Richards Road Pony Club - 5.4 km-St Paul's School, Bald Hills - 27.4 kmContact The Brett Crompton Team today to schedule your viewing.\*Disclaimer: Ray White Samford believes the information for this property is correct, however, it does not warrant or guarantee the accuracy of the information. You should make your own enquiries and check the information. Some information for this property has been obtained from external sources and may not have been independently verified.