

183 Ruffles Road, Willow Vale, Qld 4209



House For Sale

Thursday, 9 May 2024

183 Ruffles Road, Willow Vale, Qld 4209

Bedrooms: 7

Bathrooms: 4

Parkings: 11

Area: 1 m2

Type: House



Josh Finch

0422035686

Auction

Tucked away among lush greenery and local wildlife, this 4.7-acre* hinterland property offers a tranquil escape from the hustle and bustle of city living. Beyond a grand porte-cochere lies the estate's crowning glory, a spacious and inviting double-storey house designed with entertaining and modern family living in mind. The home cinema offers the perfect setting for cosy movie nights, while two fireplaces heat the open and inviting living, dining and kitchen zones through winter. This space flows seamlessly to an enclosed alfresco area and the outdoors, ensuring plenty of room for large gatherings. Families are well-accommodated, with seven spacious bedrooms spread across a sprawling floor plan. The stand-out among them is the oversized master suite, with dual walk-in robes, luxury ensuite and spacious sitting zone with a leafy outlook. In addition, there is a self-contained guest suite comprising an additional two bedrooms plus rumpus, kitchen and combined bathroom and laundry. Set up for dual living, the suite can be accessed internally and externally and there are two secure parking spaces nearby. A creek runs through the picturesque grounds, which feature a lagoon-style swimming pool, firepit, orchard and vegetable gardens. For those with a love of animals, there are swathes of flat lawn for horses, plus a large chook house and dog run. It also offers direct access to horse trails and a council-maintained arena. Those with a collection of prized vehicles, toys and machinery will appreciate garaging for up to 11 cars. This includes a large four-bay, 3.65m-high shed fitted with plumbed water, a mezzanine and scaffold shelving. The Highlights: - 4.7-acre* hinterland haven with spacious double-storey house- Tranquil rural locale with equine infrastructure- Proximity to key conveniences and amenities, including easy access to the M1- Lagoon-style saltwater swimming pool with waterfall feature and adjoining sundeck; firepit- Orchard and raised vegetable gardens with irrigation- Fruit trees including mulberry, avocado, lime, orange, bay, passionfruit, feijoa grove, pawpaw, dragonfruit, cherry and two lemon trees- Outdoor dining area with covered BeefEater BBQ and sink- Enclosed alfresco area with fan and built-in breakfast bench- Polished bamboo floors and high ceilings throughout; bamboo staircase with storage underneath- Self-contained two-bedroom guest suite with kitchen, combined bathroom and laundry, split-cycle air-conditioning; private external access and designated parking; dual-living opportunity- Kitchen has four-burner cooktop, oven, rangehood, integrated double-drawer dishwasher, double sink, walk-in pantry, central island and servery window to alfresco area- Dual fireplace to living room and kitchen- Living room has bifold doors to alfresco area; separate dining room with outdoor access- Oversized master suite features dual walk-in robes, sitting area and ensuite with built-in bath, rain and hand-held shower heads, dual vanity and private toilet- Six additional bedrooms, all with robes, one with an ensuite- Tiered home cinema features projector, screen, sound system and cinema-style lighting- Study nook with built-in desk and shelving- Floor-to-ceiling tiles and heated towel rails in bathrooms- Powder room with single vanity and private toilet- Laundry with sink, storage, built-in hanging rack; laundry chute- Triple garage with built-in shelving and internal access from home- Additional single garage and secure single carport designated to guest suite- Four-bay shed suited to storage of caravans and machinery; fitted with sink, plumbed water, scaffold shelving and mezzanine; attached tandem double carport- Large chook house with sink and plumbed water; adjoined by dog run- Turning circle driveway with porte-cochere- Dual access to property; electric front gates- CCTV DVR with monitor plus day and night vision security cameras- Ducted, zoned air-conditioning with Advantage Air control; ceiling fans throughout- Battery-ready 6.6kW solar power system; three-phase power to house and shed; single-phase power to single shed- Five water tanks storing 90,000L; septic system - Creek running through property features fish, a turtle and a bridge- Property has direct access to horse trails and a council-maintained equestrian area with an arena Residents of Willow Vale benefit from a tranquil hinterland lifestyle without foregoing proximity to key infrastructure. The major retail destination of Westfield Coomera is conveniently located 5.4km away. Pimpama Sports Hub and Coomera Indoor Sports Centre are within an easy drive. Families will appreciate proximity to the Gold Coast's best theme parks, including Dreamworld, Movie World and Wet'n'Wild. The property also offers proximity to highly regarded schools such as Coomera Anglican College and Assisi Catholic College, and sits in the catchment for Coomera Springs State School and Upper Coomera State College. The M1 is close by, facilitating easy travel north to Brisbane or south to the central Gold Coast. Council Rates: \$2,158.26 per annum approximately Rental Appraisal: \$2,250 - \$2,500 per week approximately Secure a stately family home atop a desirable acreage parcel – 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. 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