

# 232 Ruffles Road, Willow Vale, Qld 4209

## Sold House

Wednesday, 11 October 2023

232 Ruffles Road, Willow Vale, Qld 4209

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



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**\$1,800,000**

UNDER CONTRACT Welcome to 232 Ruffles Road Willow Vale! This stunning property offers a spacious and luxurious lifestyle for those seeking a peaceful retreat. Located in the sought after Willow Vale this property is situated on 2.29ha (5.7acres approx), it is perfect for a country lifestyle, with the possibility of having a few horses. Situated on a sprawling 2.29-hectare land, this 5-bedroom, 3-bathroom Colonial Style High Set Home with Dual Living is the epitome of comfort and elegance. Built in 1996, this well-constructed home boasts ample living space and a thoughtful layout. Being located in suburb of Willow Vale, this property offers a tranquil and private setting, while still being within easy reach of amenities and major transport links. Willow Vale is close to everything, within a short drive to: Schools, Private and State in Upper Coomera, Childcare, Shopping Complexes with Doctors, Fuel Stations, plus every food outlet you need. A 5 minute drive to the highway, and less than 10 minute to the Coomera Westfield and Coomera train station. Features include: • Four bedrooms upstairs all with ceiling fans, main with his and hers built in robes, and a large ensuite. The bedrooms are generously sized and offer a peaceful sanctuary for relaxation. • Downstairs there is a granny flat which has a bedroom, kitchenette, bathroom and living area, for the extended family, teenager or for extra income. • Modern swimming pool with views and an under cover entertaining area overlooking the picture perfect acreage. • Situated on a 2.29 hectare property, with a couple of holding yards, and ideal usable land to set up stables or arena for horses. As you step inside, you will be greeted by a light-filled interior and a sense of warmth. The property features a rumpus room, The air conditioning ensure year-round comfort. Other inclusions: • Split system air conditioning and ceiling fans. • Fully tiled open plan living with bay window, perfect for entertaining guests or enjoying quality time with your loved ones. • The kitchen is equipped with modern appliances, including a dishwasher, and gas cook top, making meal preparation a breeze. • Outside, you will find a large covered verandah and an inviting inground pool, perfect for enjoying the Queensland sunshine. • Underneath the house has room for 2x car accommodation plus storage. An added plus: • The property also includes a shed, providing ample storage space for all your needs. • The shed is 3 bay, 12W by 8D with one bay having a 4 x 4 lockable work shop that has access to a 4 x 4 loft with plenty of power points. Water storage: • There are 2 x 20,000 litre water tanks next to the shed and 1 x 30,000L behind the house. This property presents an incredible opportunity for those seeking a country lifestyle on acreage and spacious family home close to everything. Don't miss out on the chance to make this property your own. This property is currently tenanted until the end of September, please do not enter the property without the agent onsite. Inspections are preferred through the open home times. Call Jason MacMillan on 0433 195 077 for any further information or keep an eye out for the open home times. DISCLAIMER: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.