

# 27 Forest Road, Cashmere, Qld 4500



## House For Sale

Monday, 22 April 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Deanna Belzer

## By Negotiation

Sitting proudly on over 5.43 acres in an elevated pocket of Cashmere, 27 Forest Road offers a serene lifestyle punctuated by extensively landscaped gardens, captivating views to Moreton Island and the Redcliffe Peninsula, and multiple entertainment areas that your family will love to come home to. The expansive 679 square meter floor plan offers wonderful, private indoor/outdoor living spaces across two levels encompassing a modern open plan design that leads out to verandahs on all sides. Interior details emphasise timeless style with hardwood timber flooring, leadlight windows and high ceilings – magnificent 4.5m high cathedral style ceiling in the main open plan living area. Beyond the property on the southern boundary is the Cashmere Conservation Park (bounded by Winn Rd, Eaton's Crossing Rd & Clear Mountain Rd.). This Conservation Park provides an amazing range of walking trails across rainforest creeks & other fauna areas. Set apart by its quiet elegance and uncompromising quality, 27 Forest Road Cashmere offers a privileged lifestyle today with the promise of a blue chip investment for the future.

**The Upper Level**

- The kitchen opens to the combined dining and living area, encouraging effortless living and entertaining across all scales. Custom designed storage and leadlight cabinetry open to the main entertaining deck and verandahs.
- Complete with granite bench tops, the kitchen is fitted with Miele microwave oven, Miele dishwasher and a Ilve gas bench top and gas oven specially imported from Italy. The entire cooking area is serviced with custom hood system that ducts all fumes to the outside. This sleek gourmet space is sure to impress.
- The main living area is spanned by magnificent cathedral style hardwood ceilings with a main ridge height of 4.5m. Below you'll find an approved open fireplace & custom designed mantel cabinetry.
- Main bedroom area (59m<sup>2</sup>) spans the full width of the home and comprises a large ensuite area and separate 'his' & 'her' walk in wardrobe & storage areas. The main bedroom also has French door access to the northern, southern & eastern verandahs.
- Two large additional bedrooms with built in wardrobes and French door access to their respective verandahs. The southern bedroom also has a full ensuite attached.
- Large main office area has 4 door bifold access to the southern verandah and open access to the main home hallway.
- Main library is fitted with custom designed leadlight bookshelves & storage cupboards.
- A Sitting room is located between the main library and lounge area with French door access to the front verandah and open archway access to the entry vestibule, main hallway and the lounge area.
- A separate toilet & vanity basin is centrally located off the main hallway.
- In addition to the French doors, all bedrooms have lockable timber shutter doors for additional privacy, security and ventilation. All bedrooms also have their own independent split system air conditioning units.
- Any of the secondary living areas, library, or sitting area could easily be transformed to additional bedrooms if required to make a 6 or 7 bedroom home, while still maintaining an office and living area downstairs.

**The Lower Level**

- Large visitor bedroom (41m<sup>2</sup>) with large walk-in robe, adjacent ensuite and French door access to the covered garden area.
- A very large workshop/hobby room (64m<sup>2</sup>) with double door access that can be suitable for any range of living/entertaining purposes.
- Large gymnasium area (31m<sup>2</sup>) which is also adjacent to the shower & toilet area. Gym area has full height windows along its full length and has double door access onto a fully covered outdoor area – adjacent to the main garden.
- Laundry is conveniently accessible from all levels, including main rear door and the carport area.
- Storage Larder is located near the laundry and is used for the longer-term storage items that are not included in the kitchen pantry.
- Large double car garage with panel lift door.
- Home is fitted with a ducted vacuum cleaning system on both levels with the central dust collection unit on the lower level.
- The separate undercover garden area receives the full morning/eastern daylight and is ideal for any gardening & potting activities. This area is fenced and adjacent to one of the main garden areas.

**The External Areas**

- Fully fenced concrete inground swimming pool area enjoys garden views, adjoining the main home and sandstone outdoor entertaining area.
- Separate sandstone outdoor entertaining area with wood fired pizza oven & fire pit/BBQ area. The sandstone outdoor area is easily accessed from the both the rear verandah and the lower entrance area.
- There are ample parking spaces at the rear home entrance area, intermediate driveway level and at the western entrance area near the swimming pool.
- The main equipment shed comprises 225m<sup>2</sup> of covered area and is located separate to the main house. In addition to a 3 bay lockable shed building, there are extensive high bay covered areas including a 4.3m high bay area that is approx. 6.0m wide & 17.0m long. Currently a 4T 4 post vehicle hoist is located at one end of the high bay area. The main shed also has 3 phase power and pressurized drinking tank water connected and is fitted with internal work benches.
- A separate storage shed at the rear of the property provides covered firewood storage for the main internal open fireplace, fire pit & wood fired pizza oven.

**Property Infrastructure**

- Both house & shed are powered by a high-quality Tesla controlled 19kw 3phase solar system with 3 Tesla Powerwall batteries (40kwh). A Tesla App based monitoring system enables homeowners to view and control various aspects of the

power system from your smartphone. You will only ever receive credits to your power bill – never pay a power bill again! This home can fully operate on its Tesla Powerwall batteries (for at least 2 days). There is also sufficient solar generating capacity to connect & charge electric vehicles in the future if required. • Telstra 5G coverage provides incredibly fast internet speed across the entire property – including a 5G Wi-Fi router and 3-unit Wi-Fi Mesh extender system in the main house. NBN fibre to the premises (FTTP) is also available if required, but the current 5G system is still significantly faster than the current NBN FTTP mode. • The home is supplied by a 95,000-litre rainwater storage system and sophisticated variable speed pump coupled to a triple filtration system for drinking purposes. The large water storage system coupled with the large roof area means there is always more water than required. • Security system includes 11 smart CCTV cameras & data storage system – accessible 24/7 by phone/PC. All cameras are fitted with two-way audio functions for listening & talking to each individual camera as required. Camera data & alarms are all backed up on separate dedicated PC hard drive for several weeks. System data can also be configured to back up on a range of offsite/cloud storage sites as required. Security system alarms can be configured by a range of IR movement & facial recognition modes & forwarded to smart phones when the home is vacant. The CCTV system can be extended to 16 cameras if required. • A large (council approved) water catchment & storage dam is located at the lower end of the property. A suitable diesel-powered high-pressure water pump provides garden & fire water supply via a 50mm underground circular irrigation main running around the home, garden & shed areas. There is road & walking access to the dam & pumping equipment. 25mm hose points are strategically located around the house and property for any garden and fire hose requirements. As the dam and back paddock share a common fence with the Cashmere Conservation Park, the dam also supports a truly amazing array of birdlife and wildlife (including Koalas) and is ideal for any flora/fauna enthusiast. • Apart from the main driveway entrance, there are separate entrances to the main equipment shed and the western end of the property. The additional entrances enable circular vehicular access into & out of the property. The entrance to the western end of the property also provides road and pedestrian access to the rear property boundary with the Cashmere Conservation Park. • Certified and monitored sewerage treatment plant circulates treated water to the extensive garden area. Inspect as advertised or by appointment.