

**30 J Lindsay Road, Wamuran, Qld 4512**



**Acreage For Sale**

Tuesday, 9 April 2024

30 J Lindsay Road, Wamuran, Qld 4512

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 14**

**Area: 4 m2**

**Type: Acreage**



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**\$2,750,000**

Embark on a journey into the epitome of luxury and lifestyle living with this rare offering nestled within 11.3 acres of pristine, sprawling land. Behold breathtaking treetop and area views overlooking D'Aguilar and Waraba Creek, promising an unrivaled outlook to wake up to each day. At the heart of this esteemed estate stands a sprawling 670 sqm residence, meticulously designed to exude opulence at every turn. Step inside to discover an inviting open-plan layout, where sun-bathed living, kitchen, and dining areas seamlessly merge onto the expansive 158 sqm rear deck through grand bi-fold doors. The family-centric kitchen boasts an oversized waterfall stone benchtop, dishwasher, gas cooking, ample storage, and a server window offering picturesque views—providing effortless entertaining options both indoors and out. Six generously proportioned bedrooms, all featuring split system air conditioners, offer abundant accommodation for family and guests alike. The main bedroom, complete with a walk-in wardrobe and ensuite featuring a built-in bathtub, offers a resort-style retreat to unwind after a busy day, with direct balcony access for added views and tranquility. Descending downstairs unveils a state-of-the-art entertainment hub, featuring a fully equipped, air-conditioned, and carpeted home theatre, complemented by an incredible tiled and stone wet bar. Additional guest bedrooms and toilet facilities ensure convenience and comfort for all. Stepping outside onto the covered and tiled patio, you're greeted by a large, heated, saltwater pool—perfect for year-round enjoyment and relaxation. Explore the expansive grounds, where a tranquil creek teams with turtles, fish, and other freshwater delights. With ample space for horse riding, biking, or keeping cattle, dogs, and other farm animals, the outdoor possibilities are endless—an idyllic haven for outdoor enthusiasts and nature lovers alike. Additionally, this property features a substantial 337 sqm industrial shed, boasting impressive amenities and potential for various uses. Complete with 3 x 5.0m high roller doors, 3 phase power, truck port, handstand, and DA-approved two-story office with sink, this versatile space is perfect for the experienced business owner, car enthusiast, or DIY enthusiast after the most space. With its own driveway access and enough room to maneuver semi-trailer-size trucks/machinery, you can easily run a home business without the enormous rent costs.

**PROPERTY FEATURES-**

- 6 Bedrooms (5 x upstairs & 1 x downstairs), all with split system air conditioners, master including walk-in wardrobe and ensuite.
- 2.5 bathrooms, the main bathroom encompasses a large, built-in, stone bath. Downstairs features toilet facilities.
- Large kitchen with waterfall marble stone benchtop, plenty of storage, dishwasher, gas cooktop, electric oven, server window and outdoor counter with stools.
- Open planned living and dining space upstairs flowing seamlessly through to the exquisite rear deck through glass bi-fold doors.
- 158 sqm rear deck with fireplace, stunning treetop and mountain views.
- 5m high ceilings
- Total under-roof living space of 673.2 sqm APPROX
- Built in 2009
- Both Gas and Electric Hot Water
- Downstairs presents as a stunning, open-planned entertainment area with a tiled wet bar flowing onto the back patio.
- Downstairs hosts a fully equipped, carpeted, and air-conditioned home cinema room with tiered seating.
- Downstairs guest bedroom with additional toilet facilities and large laundry room
- 15 Kw Solar located on the shed, however, services both the shed and the house
- 100,000L of water tanks (4 x 25,000L) and access to mains water
- Rates approx. \$463 per quarter

**LAND + SHED FEATURES-**

- Sprawling 45,900 sqm (11.3 acres) estate with treetop and area views
- Large 12.5m x 3.5m heated saltwater pool
- Gorgeous freshwater creek running down the back of the block, perfect for the kids to play, fish, and camp.
- Room for cows, horses, goats, dogs and other pets
- The property is on septic.
- 337m<sup>2</sup> Industrial shed with 3 x 5.0m high roller doors, office with sink, bathroom & mezzanine
- 3 Phase power to the shed
- Adjoining DA-approved 113m<sup>2</sup> two-story offices with extra bathroom, laundry, kitchen & bedroom (potential to use as a granny flat STCA)
- Truck port with hardstand and truck turning.
- Separate driveway access & privacy ensured (can't see the house from the shed)
- Potential to be rented separately as a commercial space.

In summary, this distinguished property presents a rare opportunity to embrace a life of luxury amidst nature's grandeur. With its unparalleled views, meticulously crafted interiors, and expansive outdoor amenities, this estate offers a sanctuary where every moment is infused with serenity and splendor.