

# 36 Winland Drive, Deebing Heights, Qld 4306

## House For Sale

Thursday, 7 December 2023



36 Winland Drive, Deebing Heights, Qld 4306

**Bedrooms: 5**

**Bathrooms: 2**

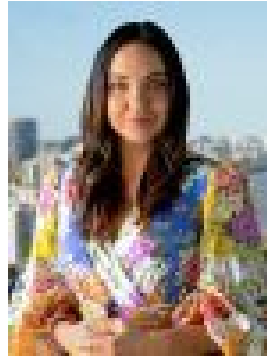
**Parkings: 7**

**Area: 6099 m2**

**Type: House**



Steve Athanates  
0414235933



Laney McQueen

## Offers Over \$1,400,000

This stunning executive family home in the prestigious Paradise Heights Estate is so beautiful and so different to anything else you have seen. This may just be the dream family home that you have always wanted but have up until now been unable to find! The modern colonial masterpiece is positioned at the very highest point of the 'Paradise Heights Estate' at approximately 110 metres above sea level and enjoys the most desirable North East facing aspect with amazing breezes and unprecedented views all the way to Brisbane. Best of all, due to the fact that the 6099m<sup>2</sup> block is on two different levels with two street frontage it may (subject to Ipswich City Council Approval) be able to be sub-divided into two (2) separate approx. 3,000m<sup>2</sup> blocks. At the very least it should be able to be utilised for dual occupancy living (subject to I.C.C. approval) and two generations of the same family can live on the same block and share the mortgage! Should you in fact be able to sub-divide the block into two, you could either (subject to ICC approval) build a second dwelling on the newly created title for either family or to on sell for profit, land bank for the future or sell it off immediately for a realistic price of \$500,000! This would mean that you would effectively be securing the existing 40 Square executive family home and resort like pool on the 3,000m<sup>2</sup> block for roughly \$900,000 which is at least \$350,000 less than what you would expect to pay for such a home in this one of a kind position in one of Ipswich's' most sought after acreage estates. In so many ways and for so many reasons this is a once in a lifetime opportunity to secure an amazing family home with so many side benefits. Now let's talk about the home itself. This is truly a family home for discerning buyers that appreciate the finer things in life. This is not a standard project builders' home. This amazing and totally unique family home has a character and charm that is almost impossible to replicate and because it was built by a quality builder it stands as strong and proud today as the day it was built. The current and original owners have built a level of sophistication into this home that is often sought but rarely found! The home boasts five extra-large built-in bedrooms all with ducted air-conditioning and fans. The master bedroom is also oversized and boasts air conditioning, a large walk-in robe plus a stunning ensuite complete with double vanity, a separate shower and luxurious spa bath to soak away all your worries. The large and majestic chefs' kitchen boasts striking timber benchtops, a walk-in pantry & every modern convenience including a stainless steel electric double oven, range hood and cooktop as well as a dishwasher. Not only is this kitchen breathtaking but it also separates the two massive and separate air conditioned living areas that also feature a wood heater for year round comfort. The kitchen, family, meals and formal lounge and dining rooms all look out onto your very own alfresco roofed pergola that is perfect spot for entertaining or relaxing. This amazing entertaining area is the ideal position to enjoy the daily breezes and to also take in the breathtaking beauty of the huge and gorgeous in-ground salt water pool and the most amazing views you have ever seen. Amazing and intricate sandstone stairs lead you down to the lower level of the block where there is enough room to turn around a semi-trailer let alone comfortably bring in, park and store the largest caravan or boat or even build a tennis court if your heart desires. It would equally be perfect for tradies or earth movers with large vehicles to park or equipment to store. Already located on this lower level is a fully powered and lined three bay shed and carparks that will park under cover 5 cars and give you a workshop and man cave complete with a bar and two (2) split system air-conditioners. You can park an additional two cars in the double remote garage in the house giving you a total of 7 car under cover parking with loads of room to build more sheds for your extra toys, caravan or boat. I literally can't mention all the extras and features this home offers but I can assure you that the list of extras and features is both extensive and impressive. The extras include a Actron fully-ducted air-conditioning system, an alarm system and security camera system, a 9.8 KW solar system with two (2) back-up batteries plus a brand new bio-cycle system that has been installed within the last six months. The home is located within the prestigious Paradise Heights acreage Estate so you are surrounded by many of Ipswich's' biggest and best quality homes. Accordingly, demand for these acreage family homes has continued to grow and it is anticipated that house prices in this area will continue to not only grow but undoubtedly outperform all other suburbs. For the investors or anyone who can't move in straight away, this feature packed family home has been rent appraised and should rent at \$1,100 per week. Ipswich Council Rates: \$799 per quarter Water Charges: \$232 per quarter (subject to change) Located within a short distance from the home you will find the Winston Glades Shopping Centre with its own IGA Supermarket and associated specialty stores. You also have quick access to the Yamanto Shopping Centre and Orion Shopping Centre, the Yamanto and Glades Tavern, as well as quick access to Brisbane and Springfield Train Station via the Centenary Highway extension. The area is serviced by the Amberley (Yamanto) State Primary School and the Deebing Heights State School, Bethany Lutheran Private Primary School, and the Bremer State High School. There is also, in many cases, free or government subsidized bus transport to a

host of schools including St Edmunds and St Mary's Colleges, Ipswich Boys and Girls Grammar Schools and West Moreton Anglican College. This is arguably the one of the largest, most complete and feature packed family home in the Paradise Heights Estate and is sure to be a paradise found for your large family. Most importantly, the home that has everything you have ever wanted, with unprecedented views and potential to sub-divide has been priced realistically to sell quickly at offers over \$1,400,000. Be quick or be prepared to be disappointed! Listing agent: Steve Athanates & Laney McQueen. Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley & Karalee - We've got Ipswich covered! Results Speak Louder Than Words. Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.