

**39-43 William Street, Waterford West, Qld 4133**



**Acreage For Sale**

Thursday, 16 May 2024

39-43 William Street, Waterford West, Qld 4133

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: Acreage**



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## Offers Over \$1,645,000

This 5-acre haven with river access is located at the end of a quiet cul-de-sac in the little-known yet highly sought-after Waterford West acreage pocket. Nestled against adjoining protected natural bushland riverfront splendor, it offers its own cleared paddocks suitable for horses. This home has been tightly family-owned and is the first time on the market in 45 years. Rental Appraisal: \$1,300 per week. Approx. Rates: \$2,400 annually. Typically, seeking acreage means sacrificing walkability. But no such sacrifice is needed with this property. Leaving William Street feels like you've instantly teleported into an inner city suburb, being less than 500m to Coles Shopping Centre with 20 specialty stores (including a Kindy Garden, Chemist, Post Office, Bakery, and Fruit Shop, to name a few), and nearby Restaurants (Waterford Club Hotel, Chinese and Malaysian) and Takeaways (Dominos, Miss India, Noodle Box and Seafood Outlets). The home design is architecturally bespoke with award-winning 'Climate Smart' consultancy, ensuring a carefully executed home is ready to handle Queensland's demanding summers. Carefully designed and executed with coveted north-east orientation to maximise building performance. Its elongated east west layout platform minimises east/west summer heat gain, additionally shaded by dense bushland to the east and the massive drive-through portico to the west. But what does this 'high performance' design mean for its occupants? It means whilst the home has air-conditioning, it has less reliance / need for air conditioning. Less summer heat gain, means the air conditioning doesn't have to work as hard or for as long and for less days needed. This reduced operational costs is great for your back pocket, particularly with higher electricity prices. Natural fresh air is also healthier for your family than mechanical recycled air. Upon arrival at 39 William Street, you are welcomed by a private high block wall entry and automated sliding gate. Down the meandering high-quality asphalt driveway akin to an estate entry leads you to the nearly 4m high, dramatic grand drive-through portico, reminiscent more of a resort entry with natural stacked stone and hardwood pillars. Hardwood stairs and a visitor deck take you to the home entrance, where this stacked stone detail is repeated, and you are presented with a modern extra-wide stained hardwood pivot door with a keyless entry digital lock. As you step inside, you will see that this home has been carefully considered and expertly crafted with the highest-quality finishes. You will love;

- Stunning Southern spotted gum hardwood flooring throughout;
- 2700 high ceiling throughout;
- Quality Franklyn blinds and shades throughout;
- Perfect north-east facing living areas with generous sliding doors and glass windows;
- Ducted air-conditioning with split system in master to further achieve energy operational efficiency;
- Open plan living and dining with the hero to the space being an efficient inbuilt wood heater. Regency fireplace with extra wide glass door, electric boost fan, clad again in natural stacked stone efficient and black granite hearth (to bank heat) will beckon your family for winter evenings curled up to cosy fires and;
- Double doors open to a hidden office desk nook with overhead storage;

Kitchen features;

- Extremely well-considered and functional galley layout;
- Caesarstone island bench top with waterfall edges and breakfast bar;
- Modern handleless, 2 Pack finished cabinetry;
- Glass splash back with Clipsal Saturn series power points and discreet led accent benchtop lighting;
- Huge 1200mm Ilve seven-burner gas & teppanyaki plate, and double electric oven and;
- Butler's walk-in pantry has a full wrap-around Caesar stone bench top with a sink and overhead cabinetry.

The master suite boasts;

- Incredible, almost full wall glass to capture views that you have will waking every morning to your own private view to treetops in a rainforest ravine;
- Custom large walk-in robe;
- Luxurious open-view ensuite features;
- A scenic shower with a Methven Monsoon rain head;
- His and hers Methven adjustable rail shower heads;
- Above shoulder shower window views;
- Shampoo niches;
- Strip drains and natural pebble flooring tiles in the shower;
- Double under mount sinks on Caesarstone top and;
- Heated towel rail.

Bedroom two;

- Ceiling fan;
- Built-in robe and;
- Plush carpet.

Bedroom three;

- Ceiling fan;
- Study nook and;
- Southern spotted gum.

Cinema to Die Hard for; This purpose-built cinema room will blow your mind with;

- Wired for ceiling-mounted projector to enable a massive FULL wall cinematic screen;
- 7.1 connections for the demanding audiophile;
- Commercial cinema-grade, glow-in-the-dark carpet;
- Removable raised seating plinth and;
- Is big enough to convert to another master suite or a fourth and fifth bedroom!! (after adding windows and subject to council approval)

The main bathroom features;

- Smart and effective 2-way functionality from bedroom and powder room;
- Caesar stone benchtops;
- Floor-to-ceiling tiles;
- Frameless shower and;
- Methven tapware.

Laundry;

- Fully decked out dream linen cupboard, including slide out basket drawers;
- Caesarstone benchtop with highly functional deep drawers under;
- Tiled splash back;
- Overhead cupboard storage with hanging rail and;
- Direct access to the backyard.

Verandah The entertainer's verandah will have your home the preferred choice for extended family gatherings;

- The kitchen and dining each have glass sliding doors that seamlessly open to the expansive covered

hardwood spotted gum deck; • Inbuilt Smeg BBQ; • Caesarstone benchtop with sink and stacker stone feature; • Panoramic 180-degree views with; • Wind-down perimeter shades. SHED (Huge connected sheds - see plan for measurements); • 3 Phase Power; • Professional compressor air lines ran in the shed; • Commercial quality 2 Post, single phase car hoist; • Driveway and shed carpark built for heavy truck traffic with turn-around circle; • Separate office and • Mezzanine floor. Want More? It's got more; • 5 kW Solar PV system; • Own private access to the Logan River • Manicured gardens with walking track; • Two stables plus tack room; • Separate undercover entertaining area/stage (Eg. Staged event or wedding!); • Chicken coop LCC-compliant dog enclosure and; • This home is liftable to achieve double the floor space. (Subject to council approval) Also located within walking distance of Tygum Park and Lagoon, this Waterford West community offers exceptional family-friendly living. Residents enjoy convenient access to various amenities, including bus and rail services and nearby Bunnings and Aldi, just a 2-minute drive away. Additionally, some of the region's top private schools are nearby. With quick access to major motorways in all directions, commuting to Brisbane City, the bayside, Gold Coast, Ipswich, and beyond is made easy from this hub location. This extraordinary property redefines acreage living, where a peaceful sanctuary meets urban walkability. It is a rare opportunity to secure a property that enjoys unparalleled privacy in a tranquil acreage setting whilst offering a mix of both cleared usable paddocks and remanent bushland. A property of this calibre will not last long! For more information, call Dale at 0406 527 997 or Isabella at 0488 222 945. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.