

**462 Hotham Creek Road, Willow Vale, Qld 4209**



**House For Sale**

Thursday, 25 April 2024

462 Hotham Creek Road, Willow Vale, Qld 4209

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 9**

**Area: 1 m2**

**Type: House**



Josh Finch

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## Auction

Graced by a beautiful single-level house, this exceptional acreage property presents an unrivalled opportunity within 'The Grange', a beautiful and prestigious hinterland estate. Set against a lush green backdrop, the flat and usable 2.9-acre parcel offers an idyllic escape from the hustle and bustle of city life, while remaining close to key conveniences. No thought or expense was spared in the creation of the home, which boasts a contemporary yet charming design with a subtle French Provincial influence. Inside, elegant Croatian limestone tiles and ornate cornices are complemented by modern plantation shutters. Prioritising excellent separation of space, the floor plan caters perfectly for a family. The oversized master suite features an ensuite, private deck and enjoys a secluded setting away from three additional bedrooms, each with a walk-in robe and bathroom access. The office provides a productive hub for remote work, while four separate living areas ensure plenty of space to relax in peace. The bright and open heart of the home encompasses a well-appointed kitchen, dining and living zone, elevated by a cosy wood fireplace and soaring cathedral ceiling. Flowing off the main living space is a generous covered deck, where an outdoor kitchen and fly screens encourage you to enjoy alfresco meals in comfort. Between dips in the heated swimming pool, retreat to the shade of the adjoining pavilion. In addition to a double garage conveniently attached to the home, the property features secure, covered parking for a further seven cars. Those with a green thumb will appreciate vegetable gardens and a thriving orchard, while children and pets will relish swathes of lush, flat lawns where they can run free within the fully fenced grounds. Set within a beautiful estate reminiscent of the champagne country of France, this lovely home is surrounded by prestige properties, pedigree grazing horses and singing birds, yet remains just minutes from the M1, major shopping hubs and key conveniences. The Highlights: - Premier opportunity within sought-after 'The Grange' estate- Rare to find, flat and fully usable 2.9 acres- Single-level residence features sprawling, practical floor plan- Heated saltwater swimming pool; fireplace; water feature- Poolside pavilion with dimmer lights and AstroTurf- Alfresco deck features outdoor kitchen with sink and built-in Heatlie BBQ, breakfast bench, ceiling fan and fly screens - Grand entry foyer with double timber front door and illuminated wall niches- Croatian limestone floor tiles, plantation shutters, soaring ceilings, decorative cornices, bullnose corners to walls - Kitchen features Ilve oven and five-burner gas cooktop, built-in microwave, oversized sink, walk-in pantry with automatic light, central island with storage and seating, granite benchtops- Main living area has cathedral ceiling and wood fireplace, separate formal lounge and family room- Entertainment room has wet bar with sink and bench seating, plus outdoor access- Oversized master suite features walk-in robe, private deck, split-cycle air-conditioning and ensuite with free-standing bath, dual shower, dual vanity and private toilet- Three additional bedrooms, each with a walk-in robe; one has a private ensuite, two have access to a shared bathroom- Private office - Caroma basins and floor-to-ceiling tiles in bathrooms- Laundry with large sink, storage and outdoor access- Double garage with epoxy flooring, large storage room and direct access to the home; loft storage above carport; secure, additional covered parking for up to seven cars - DSC alarm system- 17kW solar power storage; two gas hot water systems- 80,000L rainwater storage across three in-ground concrete tanks; water filtration system on each tank- Vegetable gardens with irrigation; orchard with variety of fruit trees; lush, mature gardens- Commercial-grade mower included Situated in a premier pocket of Willow Vale, this property offers a peaceful acreage lifestyle without forgoing proximity to key city conveniences. Pimpama City Shopping Centre is located 7km away, while the larger retail precinct of Westfield Coomera is less than 10km away. Pimpama Sports Hub, which is the northern Gold Coast's largest sports precinct and features aquatic, fitness, tennis and netball facilities, is also within 7km. For families, the address sits in the catchment for Pimpama State School and Upper Coomera State College and within 8.5km of leading private schools such as Coomera Anglican College and Assisi Catholic College. Proximity to the M1 ensures an easy commute south to the heart of the Gold Coast or north to Brisbane. Secure a premier acreage property within blue-chip 'The Grange' - contact Josh Finch 0422 035 686. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.