

468 Diddillibah Road, Diddillibah, Qld 4559



House For Sale

Saturday, 13 April 2024

468 Diddillibah Road, Diddillibah, Qld 4559

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 7033 m2

Type: House



CRAIG MORRISON
0407142027



ZACH FAVELL
0422290441

\$1.8M+

This gracious Queensland style residence custom-built out of Mount Gambier limestone by a master stonemason, is perfectly positioned on the 7033m² parcel of land to maximise privacy, natural light, and outlook; and offers expansive family-friendly living with versatile options including dual occupancy. Across two levels the home comprises formal entry, four bedrooms, three bathrooms, office, formal and casual living areas, contemporary kitchen, ¾ wraparound covered verandah showcasing views across parklike grounds, kitchenette, laundry, and double lock up garage. 12-foot high ceilings, Tasmanian Oak flooring on upper level, ornate cornices, decorative ceiling roses, and VJ panelling with dado rails – are features that infuse home with charm and warmth. Other features of note include ducted air-conditioning, ceiling fans, stone benches in kitchen, soft close cabinetry, gas cooktop, his and hers walk-in robe in master bedroom, and 12x9m shed with three-phase power. Current owners have invested in significant improvements and additions during their time here including upgrading the gazebo, installing the north-facing pool, updating kitchen, replacing chlorinator and pool pump (2023), installing 10kW solar power, and adding two additional 25,000-litre water tanks to the two existing tanks. A well-designed floor plan facilitates dual living for the extended family, Airbnb possibilities, or work-from-home – with both internal and external access to the fully self-contained ground floor. Owners had plans to retile the ground floor and (subject to negotiations) there are approximately 270m² of tiles available ready to be laid. Everything about this home exudes quality and class - from the elegant interiors, the long driveway, electronic gated entry, manicured gardens, lush lawn, and the high-end workmanship that was expended in construction using the finest materials, attention to detail was paramount, and the limestone is thermally efficient, keeping the home cool in summer and warm in winter. The grounds are fully fenced and there are masses of room for children and pets to play; and its generally low maintenance, with the only real effort required being to zip around on the ride-on mower to keep the lawn looking pristine. This is the perfect acreage in so many ways: not too big, not too small. Located east of the highway in a blue-chip acreage belt within an 8-15 minute proximity to premium schools, Maroochy River boat ramp, airport, beaches, rail to Brisbane, Sunshine Plaza, and the university – you can embrace an idyllic acreage lifestyle without sacrifice; and there's a school bus route that passes the front gate. Owners of nearly 10 years have cherished their time here and you can feel the love throughout; they have now purchased elsewhere, so motivation to sell is genuine. Summary of Features:-

- Gracious acreage residence on fully fenced 7033m²
- Fully useable, parklike grounds, dress circle locale
- Home custom-built out of Mt Gambier limestone
- 4 bedrooms + office, 3 bathrooms, 3+ living areas
- Contemporary kitchen – updated in recent years
- ¾ wraparound verandah with delightful outlook
- Sundrenched inground pool + powered gazebo
- DLUG + large 12x9m shed with 3-phase power
- Elegant interiors infuse warmth, class & charm
- Floor plan can facilitate dual living or work from home
- 10kW solar, 4 x rainwater tanks, electric entry gate
- 8-15 mins to schools, beaches, airport, shops, river
- Outstanding acreage living the whole family will love