

# 56 Happy Valley Road, Kandanga Creek, Qld 4570



## House For Sale

Friday, 3 November 2023

56 Happy Valley Road, Kandanga Creek, Qld 4570

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Margaret Cochrane



Ronnie Cochrane  
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## For Sale By Tender: Closing 1st December 2023

Nestled on a sprawling 6-acres, 56 Happy Valley Road in Kandanga Creek embodies the essence of a lifestyle property that is both exceptional and exceedingly rare. With sweeping vistas of the serene surroundings, this property offers a unique opportunity to revel in the beauty, character, and breathtaking scenery that defines the Mary Valley region. This thoughtfully designed residence, crafted to perfection and completed in 2014, was even featured in the Master Builders Final. Demonstrating an unwavering commitment to quality, the home boasts a harmonious blend of contrasting materials and sophisticated finishes. Stepping inside, you're greeted by a welcoming central entry hall with wide dimensions and an elegant interior. Spotted gum hardwood floors adorn the space, complemented by a refined colour palette that enhances the abundant natural light flowing through the home. The property unfolds over two levels, with bedrooms on the upper floor and the living areas on the lower level. The open-plan lounge and kitchen area offer a picturesque backdrop of the rural landscape through large windows, which can be easily controlled by a remote to adjust indoor and outdoor blinds. The addition of a built-in Regency slow combustion fire adds a cozy and warm ambiance to this already inviting space. The well-appointed kitchen is a haven for any family chef, featuring spacious Caesar stone benchtops, a 900mm stainless steel oven, induction hobs, and ample storage. A second living area on this level provides versatility for various activities. Accessible from this level is an expansive decked entertaining area, which offers breathtaking views of the Mary Valley and seamlessly extends the Queensland lifestyle experience. The master bedroom exudes luxury with its double entry doors, making you feel like you're residing in a high-end resort. The ensuite is lavish, the walk-in robe is generous, and there's direct access to the outside deck. The other two double bedrooms on this level are equally spacious and feature plantation shutters. The main bathroom is an oasis of relaxation, with double entry doors, a free-standing bath, and a separate shower. Outside of the home is a 4-bay shed with three lock-up bays and an additional space that could serve as an office or an extra bedroom (along with a convenient shower and sink). A shade-sail carport provides additional coverage for two vehicles. The property also features a total of three water tanks: 40,000 litre tank connected to the house, 20,000 litre tank connected to the shed and an additional 20,000 litre tank to store water from the dam. All combined there is an abundance of water storage for both personal use and to ensure your gardens and grounds are taken care of. Further enhancing the property's appeal, 5.5 KVA of solar panels provide energy efficiency. This home has been meticulously designed without compromise, offering a private sanctuary for those seeking a remarkable lifestyle. Contact our office today to secure your attendance at the next available inspection.