

**58 Honeydew Place, Ninderry, Qld 4561**

**AMBER WERCHON**

**House For Sale**

Tuesday, 14 November 2023

58 Honeydew Place, Ninderry, Qld 4561

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 3 m2**

**Type: House**



Rudi du Preez  
0417774047



Steven du Preez  
0466447736

## Contact Agent - Private Appointments

Amber Werchon Property presents to the market, 58 Honeydew Place, Ninderry; this immaculate residence on nine-acres perched in a hilltop position in a leafy dress-circle cul-de-sac offers well-designed family-friendly living of the highest calibre with fabulous entertaining zones indoors and out to cater for all-season and all-occasion celebrations. Across an expansive single level, the home comprises formal entry, four bedrooms, three bathrooms, a study, multiple living areas, a well-appointed central kitchen, a separate kitchenette, a covered alfresco terrace plus open air timber decking showcasing sweeping Blackall Range views, separate laundry, and double lock up garage. Impeccably presented and meticulously maintained by long-term owners, there is nothing needing to be spent or done; and features include split system air-conditioning and ceiling fans throughout, floating timber floors in bedrooms and lounge, plantation shutters, external access from two bedrooms, gas cooktop, 9.5mx4m heated (up to 40°) inground pool with spa jets and mood lighting, two powered poolside pavilions, lock-up shed, and 20 solar panels with 6.6kW inverter and 7kW battery. The gardens around the home are landscaped, with established vegetation including fruit trees and a glorious mango tree providing wonderful shade; there is flat open space for children and pets to play, and the remaining eight-acres is a dense, untouched bushland providing a privacy buffer and wildlife habitat. You can enjoy all the benefits of acreage living without the maintenance! Whether sitting on the deck at wine o'clock savouring a spectacular sunset over the resplendent Blackall Range, firing up the BBQ after a morning at the beach enjoying a few drinks whilst the children keep cool in the pool, serving Christmas lunch in one of the poolside pavilions, or just chilling inside in the air-conditioning binge-watching the latest Netflix series – this is a home for all seasons, all weather, and all occasions. Located only five minutes' drive to the local primary school and the world-class Spirit House Restaurant (just make sure you book), less than 10 minutes to Yandina village and rail, and 25 minutes to the beach and airport – you can embrace the complete coastal lifestyle with ease from your hilltop sanctuary. This has been a coveted property for many years, tightly held for good reason – it's got absolute lashings of appeal. First to inspect is the likely buyer; act quickly, this is outstanding in every sense. Beyond the Future Pty Ltd & Du Preez Family Pty Ltd working in conjunction with Amber Werchon Property.