

**89 Riversleigh Road, Bellbowrie, Qld 4070**



**Acreage For Sale**

Thursday, 18 January 2024

89 Riversleigh Road, Bellbowrie, Qld 4070

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 10**

**Area: 1 m2**

**Type: Acreage**



Franzwa Van Vuuren  
0438793654



Suri Agrawal  
0416562305

## For Sale

Welcome home to the Farmhouse, your country-style homestead set high on the hill at the end of a private driveway that passes a tranquil billabong. As you arrive your eyes are drawn to the expansive 3.6ha views, and the beautiful timber features this property has to offer. The rustic timber features are just the beginning of what makes this home so impressive as the owners have taken great care in creating a heritage-style home with large verandas but with the modern creature comforts of solar power and hot water and ducted AC to allow for the perfect year-round climate. Built in 2003, the generously sized character home will impress with its grand entrance of rustic beams and the double doorway to welcome you and your guests into the open plan living and dining room looking out to the stunning views. Immersed in the home is the history of the past with recycled timber floors from the XXXX brewery and beams from Woollen mills which gives it character and warmth and a homely feeling. Completing the aesthetic is a traditional combustion fireplace located in the heart of the main living area. The country-style gourmet kitchen is in the center of the home and offers polished timber benchtops, matching custom-made cabinetry, and a gorgeous server window, opening out to luscious garden views - a real treat for the resident chef. Completing this culinary haven are an updated Miele dishwasher and stainless-steel gas cooktop, with room for a double large fridge. The feature of the kitchen is its open plan style with easy access to the dining space and flow out to the back entertaining area by the pool. The entertaining space begins with the full-size bar and serving window connecting the house to the outdoor area, complete with two drinks fridges. Outside there is an enormous undercover area with a tiled floor area and vaulted ceiling. The big-screen outdoor TV is on a sliding stand that can be rotated 360 degrees to watch from the saltwater pool or out next to the fire pit, allowing you to watch your favorite sport or movies where you choose. There is plenty of space for your BBQ and the views down the gully, makes this area perfect to create those special memories with family and friends all year round while enjoying the breezes. Completing the home are the 5 Bedrooms. The master has an ensuite and walk-in robe with the inclusion of ducted or split system air-conditioning, ceiling fan, timber shutters, and timber sliding doors with a security screen to access the front verandah. The other bedrooms are split across the house and there are two additional bathrooms in easy reach. There is a study, and the theme of timber floors connects the home well with separate bedrooms and a media/living area allowing the kids and parents their separate areas to enjoy separate shows or entertain friends. The laundry area is generous in size and features custom timber cabinetry which is perfect for larger families. It connects to the three-car garage with remote-controlled doors for easy access from the car to the house. The floor plan has been well thought out for families which you can see when you inspect the property. Outside there are 2 x 3 bay Sheds, the first has 3-phase power and is set up as a work shed with a generous-sized workbench, lighting, and room for your ride or mower. Next door is a high-ceiling 3 birth shed with a roller door access perfect to store your toys, caravan, or small business needs. Outside is a beautiful vegetable garden and orchard and a lovely chicken coop for the self-sustainable conscientious people who love to grow their own produce. There is an abundance of local birds and wildlife as well to keep you entertained including local bandicoots and platypus. Features: • Land size 14,700m<sup>2</sup> or 1.47ha, 3.6 Acres • 5 Bedrooms, 3 Bathrooms, 2 living areas, and a full bar. • 10 parking spaces onsite (3 in garage with remote entry, 2 x 3 bay sheds with space for an RV or caravan as well). • Solar with 5KW inverter • Solar Hot water 305L system • 36,000L water onsite with pumps • Fully fenced yard • Saltwater pool • Ducted AC in master bedroom kitchen and lounge areas • High on the hill out of flood zone. • Separate living/media room • Custom cabinetry throughout with recycled timber features. • Vegetable gardens, orchard, and chicken coupe • Outdoor entertainment oasis with TV • Fire Pit • 3-phase power to the workshed • Gourmet gas style stove • Large Laundry with custom cabinetry • Claw foot bath in the main bathroom Within the local school catchment of Moggill State School and Kenmore High School, you have the best of both worlds being so close to all the modern amenities like Coles and Kenmore Village while located in a peaceful country-style homestead at the end of a private driveway high on the hill. You also have the bus stop for the closest private school close by so all you have to do is come and see the home for yourself and fall in love with the possibilities. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.