

# 99 Couldery Court, Cedar Grove, Qld 4285



## Sold Acreage

Friday, 23 February 2024

99 Couldery Court, Cedar Grove, Qld 4285

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: Acreage



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**\$910,000**

Situated on a picturesque 4.89 acre allotment in a quiet cul de sac, this renovated and immaculately presented country homestead boasts a variety of infrastructure for a wide range of buyers. Families will immediately appreciate the space and privacy on offer both inside and outside. Boasting full-length verandah's front and rear the timeless home will be comfortable year-round with no shortage of entertaining space. Inside, the soaring cathedral ceilings provide an incredible feeling of space, encompassing the spacious central family area combining kitchen and meals, adjoining office/kids retreat and formal lounge at the front of the home. Boasting ceiling fans and air-conditioning the bedrooms are also well equipped. The effortless flow follows right through to the breathtaking outdoor entertaining area complete with outdoor kitchen, heating and blinds for year-round enjoyment. This spot provides the perfect vantage point over the sparkling in-ground swimming pool, yard, river and dam. There is so much infrastructure on offer for those with extra vehicles and horses or other animals. Two spacious sheds are well placed at the end of the recently completed asphalt driveway whilst an array of paddocks with stables flow down the property towards the dam and river. This is an incredible acreage opportunity for a wide range of buyers - do not miss this incredible opportunity!

**HOME FEATURES:**

- Bedroom: 3 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans + Split-System A/C
- Master Suite: Spacious Room + Recently Renovated Ensuite + Built-in Wardrobe + Ceiling Fan + Split-System A/C
- Bathroom: 1 x Main Bathroom with Separate Toilet + Ensuite + Separate Laundry/Potential Butler's Pantry
- Kitchen: Central Country-Style Kitchen + Gas Stovetop/Electric Oven + Exhaust + Dishwasher + Plentiful Bench/Cupboard Space
- Living (a): Family Area Combining Kitchen + Meals
- Living (b): Lounge Room
- Living (c): Office/Kids Retreat
- Home Features: Ceiling Fans + Split-System A/C + Soaring Cathedral Ceilings + Security Screens + Blinds

**OUTDOOR FEATURES:**

- Outside area: Stunning Outdoor Entertaining Area with Ceiling Fans, Downlights, Outdoor Heaters, Outdoor Blinds and Outdoor Kitchen Overlooking Yard + Pool
- Pool: Sparkling In-Ground Chlorinated Swimming Pool
- Car Space: Double Carport
- Shed (a): 6m x 9m Two Bay Shed + Power
- Shed (b): 8m x 4m One Bay Shed with Extra Height \*Ideal for Caravan, Boat or Truck
- Outside Features: Fully Fenced with Side Access + Asphalt Driveway (approx. 430m<sup>2</sup>) + Full-Pressure Town Water + Multiple Paddocks with Stables + Dam + Fruit Trees + Vegetable Garden + Fire Pit + Chicken House and Pen + River Access + Riparian Water Rights

\*Buyers Request: Building and Pest Report + REIQ Contract + Title Search \*Note: The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review for review however this should not be relied upon and interested parties should rely on their own enquiries. (STCA - Subject To Council Approval)