

16 Bents Road, Ballandean, Qld 4382



House For Sale

Thursday, 11 July 2024

16 Bents Road, Ballandean, Qld 4382

Bedrooms: 5

Bathrooms: 2

Area: 4006 m2

Type: House



Steve Alford

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Awaiting Price Guide

Unique Residential/ Commercial property in the heart of Ballandean with panoramic views over Sundown National Park. Set on one acre in the village of Ballandean, this property is located in one of the most desirable wine county locations. Move in and enjoy your new family home or create your dream commercial enterprise. Approved as a residential dwelling and Restaurant/ Retail this property offers its new owners multiple options for both country living and commercial enterprise. The first eye catching feature of the property is its storybook European barn style construction and Gramble roof and stained glass windows. The solid blockwork and hardwood construction on a concrete slab provide excellent passive insulation all year round for the Granite Belts four seasons. The front entry way offers a mudroom with floor to ceiling glass and timber keyless entry doors. A further entry room opens to over 50 square meters of open lounge and dining space with soaring 12ft raked ceilings, wood burning fire place and large reverse cycle air conditioning. 4 large bedrooms lead off from the lounge dining space. 3 bedrooms offer walk in wardrobes and the master bedroom has an ensuite. The kitchen and amenities have been designed to cater to the property's approved use as a Restaurant/ Cafe / Retail. The kitchen is north facing and is an entertainers dream. Stainless steel bench tops, commercial rangehood, dual gas oven cooking with new SMEG 6 burner stove top. Double and single Stainless steel sinks have new Chef pull down spray mixer taps with under bench water filtration and external grease trap. Large walk in pantry with additional shelved storage space behind the kitchen wall and plenty of under bench cupboard space. The amenities offer separate Ladies and Gents toilet with disabled access, vanities, and a urinal in addition to the master ensuite bathroom. To the rear of the main building is a separate cottage that has been newly renovated with one bedroom, kitchenette, bathroom, lounge/dining and wood burning fireplace. The property has recently been fully fenced with high quality local timber posts and separately fenced into 5 areas to allow for pets, vegetable growing and chickens. The property also has a newly installed and approved 9.6 meter inground heated swimming pool and approved DA for a further self contained 1 bedroom apartment overlooking the pool and north facing conservatory extension to the kitchen. Currently used as a family home, the property has previously been home to a successful retail and cafe business and prior to that The Tulip House Restaurant with both enjoying solid custom from both locals and tourists. Customer parking and dual driveway access with highway and Bents Rd billboard opportunities are in place. This property offers Granite Belt living at its best with the bonus of commercial opportunities and further development potential.