

**1A Woodchester Close, Rosemount, QLD, 4560**



**House For Sale**

Monday, 23 September 2024

1A Woodchester Close, Rosemount, QLD, 4560

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 10**

**Type: House**



**COREY PAYNE PAYNE**

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## The Essence of Elegance!

This sumptuous property will truly take your breath away – tucked away on a magnificent 6310m<sup>2</sup> parcel of land with parklike grounds and a picturesque spring fed dam, this impeccable residence offers an enviable lifestyle of the very highest calibre that is absolutely impressive in every sense.

The home itself has a versatile, well-designed floor plan facilitating excellent separation of living, including dual occupancy options; and at 455m<sup>2</sup> under roof this is super-sized and family friendly, just as practical and functional as it is aesthetically appealing. From the grand formal double-doored entry through to the lavish master retreat at the rear of the home with its ultra-elegant ensuite and dressing room; it is all-class.

Altogether the home comprises five bedrooms, three bathrooms, office, premium kitchen, media room, open plan living dining, north-east facing deck with views across the former cane-fields, separate laundry, and air-conditioned double lock up garage with kitchenette.

Tasteful, quality interiors complement the home beautifully, creating a gracious ambience and timeless appeal. High ceilings, stunning hardwood timber flooring, plantation shutters, ducted air-conditioning, wood burning fireplace, Corian benches in kitchen, Bosch and Smeg appliances, crimsafe screens, sundrenched solar heated inground pool, 20kW solar power, and solar hot water – are among the home's extensive suite of features.

Infrastructure on the property is also of the highest standard – with a 9.7x15m powered shed (accommodating up to eight vehicles), 5 x water tanks with a total of 55,000km capacity, pump on dam to irrigate gardens, and partial fencing; there is also side access to shed and garden.

Just as the home is dressed to impress, so too are the grounds – on just over one and a half acres of fully usable land with expansive lawn area for children and pets to play, established fruit trees, native and tropical vegetation, and rich, lush fertile soil suitable for growing a variety of crops, this is acreage perfection.

Can you envisage yourself indulging in a twilight champagne in the delightful gazebo overlooking the dam and quietly observing the ducks gently gliding across the water? What about a game of cricket, croquet, or bocce bowls with the extended family and friends on the lawn after a morning at the beach, followed by a BBQ and swim in the pool? Or an afternoon in air-conditioned comfort binge watching something on your favourite streaming service in the media room? It all sounds inviting indeed; this is a home for everyone.

All this lifestyle resplendence can be yours to savour without compromising quick, easy access to major amenities; it's only 10 minutes to Maroochy River, 13 minutes to the airport and Mudjimba Beach, 8-15 minutes to public and private schools, and 15 minutes to Sunshine Plaza.

Current owners have taken meticulous care of this outstanding property; their decision to downsize creates an opportunity for you to take your lifestyle to the very next level.

### Summary of Features:

- Gracious lifestyle home on 1.5 parklike acres
- Versatile, well-designed floor plan, good separation
- 5 bedrooms, 3 bathrooms, office, 2 living areas
- Elegant designer kitchen with high-end appliances
- North-east facing covered decking with views
- Hidden fencing for animals
- Stunning timber floors, fireplace, ducted A/C
- Heated inground pool with sunbathing terrace

- DLUG + 9.7x15m shed with 3-phase power
- 5 x water tanks + spring fed dam with pump
- Side access to shed & expansive grassy lawn
- Established fruit trees, manicured gardens
- 10-15 mins to beaches, shops, schools, river
- Lifestyle perfection – inspections will impress!