

20 Park Drive, Sandy Creek, Qld 4515

House For Sale

Sunday, 23 June 2024

20 Park Drive, Sandy Creek, Qld 4515

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 12 m2

Type: House



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Offers over \$2,600,000

Searching for the perfect tree-change or a place to run your business...well this is it! This property offers so many possibilities. Country Lifestyle: This rolling 12.27ha (30.32 acre) property features a spacious modern brick home sitting high on the hill with all the creature comforts and picturesque panoramic views. With 2 horse paddocks, 2 dams, a freshwater bore, and loading yards there's plenty of room and ample facilities here, to run all kinds of livestock. Positioned at the rear of the family home is a fully self-contained, free-standing cottage/guesthouse - just perfect for grandparents, or kids saving to purchase their own place. With 4-Bedrooms, 3-Bathrooms, ducted air, 8-Car accommodation, a number of living areas, and 3 massive water tanks there's room here for the largest extended family. Simply move in and enjoy.

Operate Your Business From Here: Looking for somewhere with space and ease of access to run your business? The massive 3-door, 12mx18m workshop or shed - that's 216m² or 2,325sq ft of floor space with 3-phase power, a separate office, and a ceiling height ready for the installation of a mesanine level if required, provides the ideal work space to operate your business.

Start up a Business:

- Weddings and Conferences: convert the shed to an air-conditioned country Functions Venue. A rain forest runs from the workshop up the hill to the main residence - so peaceful - *STCA.
- Add additional Cottages for long or short stay Country Getaways - STCA.
- Camp Site: the property features a number of caravan sites for when friends and family come to stay. Nearby there are 2 powered gazebos, and a powered covered deck. The deck is built over the large dam and connected to the banks by timber walkways - perfect for social gatherings or wedding ceremonies So picturesque! Why not increase the number of caravan sites and advertise as a country campsite. It's an idyllic setting - STCA.*STCA = Subject to Council Approval

Summary of Features:

- Main House
- Modern, large, brick home measuring 466.95 square meters sitting high on the hill.
- Approximately 10 acres surrounding the house is beautifully landscaped with well maintained grass/lawn.
- Some parts of the garden have water irrigation.
- Decorative, flowering trees, shrubs and fruits trees.
- Fenced with coded, solar powered, remote electric entrance gate.
- 400 meters bitumen driveway from the main gate/entrance to the house.
- NBN Internet connection
- 36 solar panels
- Main bedroom - big spa bath with surround windows looking out to the garden; the room has ceiling to floor glass panelled windows overlooking the beauty of nature; separate toilet and shower; big vanity + large walk-in wardrobe
- 1 x large bedroom - large walk-in wardrobe + ensuite + powder room + lounge area ; ready for Bed & Breakfast accommodation
- 2 x double bed bedrooms with built-in wardrobes (either one can be used as study/office room)
- 1 large music/theatre room
- House is wired for centralised music sound system
- Big Lounge/entertainment room with wide glass sliding doors leading to the back alfresco/back patio
- Kitchen/Dining room/Family/lounge
- 3 bathrooms (including 2 ensuites)
- 3 toilets
- Laundry room
- Reversed Air-Con - (ducted) room selection control system
- Ducted vacuum cleaner
- Dishwasher
- 3 x wide sliding doors leading to the front patio
- Windows and doors have blinds/curtains
- Sensory lights at the front, side and back of the house
- Well maintained Tylex (sewers)
- Ample power points all throughout inside and outside the house for convenience
- 2 x large rainwater tanks + extra one
- Water taps around the house
- 4 large car garage under main roof - powered rollers doors back and front for easy access
- Separate double garage with roller doors - powered
- Separate double carport - powered

Business Opportunities

- Weekender/short term accommodation - Separate self-contained cabin/studio/granny flat
- Reversed air-con and hot water system
- Toilet/shower
- Bedroom/lounge
- Kitchenette/dining
- Vanity
- Veranda looking out the beauty of nature
- Landscaped around the cabin** Fully furnished for weekender, short/long rental accommodation
- Large high ceiling workshop/shed measuring 12 meters x 18 meters
- Fully powered
- Separate office room with air-con accessible inside the shed with side door for immediate outside access
- 3 front roller doors and 2 side doors
- Ample power points
- Concrete floorings
- Concrete front/driveway access
- High insulated ceilings
- Campers Area for vans/RVs - Potential Business
- 1 x small covered shelter (gazebo) powered with fridge, tables and chairs
- 1 x big covered shelter (gazebo) powered with fridge, microwave, toaster, table, chairs and benches
- 15 AMP power for vans/RVs available
- Water taps
- Fire pit
- Big dam
- Big covered deck over the big dam with power and tap water
- Wild life i.e. ducks, birds, wallabies, hares, etc
- Landscaped around; neat and tidy
- Fenced Horse Paddocks
- 2x horse paddocks - each paddock are in excess of 1 ½ acres, each paddock is suitable to accommodate 2 horses
- Fully fenced and electric fenced
- Access with water - water troughs on tap
- Shelter on each paddock
- Gated side entry for easy access to the main road
- Access to the main solar/electric powered gate (coded)
- Clean and tidy
- Cow/Horse agistment
- Approximately 18 acres grazed for cows or horses with water on tap and a second dam
- Loading and holding pens with trough and water on tap
- Fully fenced

Wedding, Birthdays, Business Functions, Any occasions.

- Great ambience , beautiful landscape around is an ideal set up for any special occasions.
- 1 x big covered gazebo with fridge, tables and chairs, powered and has water supply overlooking a big

dam/lake • 1 x small covered gazebo with fridge, tables and chairs, powered and has water supply • Rain Forest separating the workshop/shed at the bottom of the hill up to the house on top of the hill • Wild life around i.e. wild ducks, wallabies, hares
Additional Features: • Safe to drink bore water • Beautiful statues decoratively placed in some areas of the garden (could be included with the sale of the property) • Three phase electricity power available • Thirteen (13) water stations located throughout the garden • Bore pumps**** All main areas of the property have available taps for water usage.