

216 Jorgensen Road, Ridgewood, QLD, 4563



House For Sale

Wednesday, 25 September 2024

216 Jorgensen Road, Ridgewood, QLD, 4563

Bedrooms: 6

Bathrooms: 5

Parkings: 5

Type: House



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Evocative Enchanting Briallyn Estate: Peaceful Rural Playground in Noosa Shire

Imagine an alluring lifestyle on a peaceful rural playground of almost 77-hectares, with 360° uninterrupted lush pastures, national park and mountain panoramas from wherever you look, and a mere ten minutes to Cooroy Town Centre and 20 minutes to café central on Gympie Terrace by the Noosa River. This ultimate seachange, offering a realm of possibilities is simply irresistible.

Along the meandering lane ways, admire the imposing stone entry, the sweeping tree-lined bitumen driveway, rustic gate keeper's cottage, brilliantly bright floral displays, also wide arbour'd Poincianas and Jacarandas.

Look ahead. Seeing is believing to fully appreciate Briallyn Estate, a serious labour of enduring love for over 30 years, with Gympie limestone used extensively. The centre of attraction is undoubtedly the main house, so perfectly positioned in an incomparable setting

The interior design exudes a gregarious personality, elegant chapel-like high ceilings, over-generous spaces and a nod to the classic Queenslander with polished blackbutt timber floors, corrugated features, timber ceilings, french doors and verandahs. An oasis of calm pervades throughout.

There's serious fluidity between inside and out, from the open plan living with fireplace to a wide north-facing undercover terrace. It has an integrated bar and fridges plus a walkway beside the glistening wet-edge pool, the wading pool and pond to an alfresco space totally equipped, including a pizza oven. Just one of the many entertaining options on offer. With views too of course.

The country-style kitchen with granite-topped cabinetry including island and a butler's pantry, has a slow combustion cooker, an oven and gas cooktop plus every other necessary appliance, and storage aplenty. A library with custom cabinetry adjoins and nearby the media/music room with bay window, has a projector and screen.

The premier bedroom suite retreat has a bathroom with claw foot bath, walk-in robe, cedar plantation shutters, a loft space and it opens to a terrace. Upstairs the two bedrooms have extra high ceilings thanks to sizeable lofts, ensuites, skylights, and they open to the verandah/terrace.

Off the laundry with drying court is an undercover path to the guest cottage. Upstairs is a bedroom, maybe a studio, and downstairs is a bedroom, bathroom, open plan living, kitchen, laundry, and with the entertainer in mind, is a cool room.

Limestone is naturally also a feature of the Leopard Cottage, which has one bedroom with loft, walk in robe, ensuite with bath, laundry, plus open plan living/dining/kitchen with an undercover terrace.

The beautiful botanical-style gardens are complemented by veggie gardens and an orchard, all sublimely in tune with the landscape to the verdant rainforest beyond the boundaries. Naturally, there is an abundance of bird life and neighbours such as kangaroos hop by.

There are a multiplicity of assets and extras such as eight dams, thirteen fully fenced and secure paddocks; a chook yard has a secure roosting pen with external egg collection/laying facility; buildings such as carports with wood store, workshop with bathroom/mud room, stable and tack room with feeder bins, foaling pen plus sick and wash bays as well as an exercise arena.

"The magnetism of properties such as this rural playground so close to Noosa Heads is driving a surge in demand for sea and tree changers," comments Cameron Urquhart.

"Could this also be just the ticket for commercial entrepreneurs looking for rural pursuits such as B&B farm stays, a health and well-being hideaway, artists retreat, and let's not forget the established paddocks and dwellings, so everything is possible.

- Land Area: 76.9ha
- Main House: 412m²
- Leopard Cottage: 124m²

- Guest Cottage: 106m²
- Carport/Shed/Stable: 165m²
- Pools: 11m x 5.5m wet edge main; 7.5m x 2m wading + adjoining pond
- Construction: 900 tons of Gympie limestone used incl landscaping
- Main House: all rooms w views & most feature limestone walls; blackbutt flooring; chapel-like 7.4m high ceiling in living/dining w wood burning fireplace & granite topped bar; library w custom crows ash cabinetry; media room w projector & screen; country kitchen w granite-topped 2-pac cabinetry incl 1m island & butler's pantry; Stanley slow combustion cooker, Ilve oven & 5-hob gas cooktop & 2 x F&P dish drawers; french doors to nth facing undercover terrace w integrated bar & bar fridges; timber walkway to poolside alfresco w auto blind; fully equipped incl pizza oven, gas cooktop, fridge & TV; premier bedroom retreat w ensuite & claw floor bath, WIR, loft, cedar plantation shutters & terrace; upstairs 2 bedrooms w 5.1m ceilings, lofts, WIRs, ensuites, skylights & terrace; laundry w drop; aircon/fans; Vacumaid system; sound system; security
- Guest Cottage: bedroom/studio upstairs; bedroom, bathroom, kitchen living; laundry, cool room/store downstairs + sep entry
- Leopard Cottage: 1 bedroom w loft, ensuite w bath + WIR; living/dining/kitchen w undercover terrace + laundry
- Extra Buildings: carports incl wood store, workshop & bathroom/mudroom; stable & tack room w feeder bins, foaling pen, sick bay; wash bay w tie up rail + day yard/exercise arena
- Gardens: wired-in fountain/water features front/north gardens; stone entrance arch to front garden; stone retaining walls w colourful flowers; custom iron entrance gates to rainforest & veg gardens; orchard; wide arbour'd poinciana & jacarandas lawns & hedges; raised vegetable garden beds
- Exterior: main entry w stone gate posts tree lined bitumen driveway; solar 8.5kW; 120,000L water tanks; 8 dams; 13 fully fenced & secure paddocks w stock watering most dams; chook yard w secure roosting pen w external egg collection/laying facility + secure day yard
- Location: borders the National Park & rain forest on the western side and Blackfellow Creek on nth side; 5 mins to Cooroy Town Centre; 18kms to café central on Gympie Terrace & Noosa River