

# 39 Forest Road, Cashmere, Qld 4500



## House For Sale

Wednesday, 3 July 2024

39 Forest Road, Cashmere, Qld 4500

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Michael Spillane

## For Sale Now

Perched high on the hill of this wonderfully picturesque 5-acre allotment lies 'Sans Souci'...a truly special property that exemplifies serenity but offers so much infrastructure that you'll be completely blown away. If you're a large family, a family that requires a dual living option, a family with horses, a family with lots of extra vehicles or a family that simply wants their privacy whilst still being so close to so many amenities, then 39 Forest Road has you well covered... You'll turn into Forest Road from Ira Buckby Road West and as you arrive at Number 39, you'll realise that you're still only 12 minutes from Eaton's Hill, 12 minutes from 'Marketplace Warner' Shopping Centre, 5 minutes from 'Cashmere Village' Shopping Centre and furthermore, you're a short drive to many quality schools (including St Paul's College, Genesis Christian College or Northside Christian College) as well as 35 minutes from Brisbane or Brisbane airport. You'll ascend the grand bitumen driveway, through the front electric (solar powered) gate and up to the area where everything is only metres away. The first aspect of this property that will overwhelm you is the wonderfully tranquil setting with treetop views, constant light breezes and wide open blue skies – you'll really feel like you're a thousand miles away from anyone and everything. Head to the front of the main family home and you'll love the sturdy brick low-set design that's steel-framed and offers 9-foot ceilings throughout. Additionally, you'll probably notice Crimsafe screens, wonderfully expansive layout and gorgeous floors (with vinyl planking in the main living areas and new carpet in the bedrooms). As you open the delightful double entry doors, you'll not know which way to go first. Veer left and you'll discover the ambient living area (with a ceiling fan) that flows effortlessly into the enormous kitchen that offers a huge amount of bench and cupboard space, a generous built-in pantry, room for a double door fridge, a lovely tiled splash back, a gorgeous selection of lights, a handy shelf for your microwave and an array of quality stainless steel appliances that include a 4-burner gas cook top, an oven, a Bosch dishwasher and a canopy-style range hood...but the best aspect of this kitchen is the incredible view – a wide open view of the surrounding treetops as far as the eye can see...you'll actually love standing here and creating your family's meals whilst taking in the serenity. Beyond the enormous kitchen, there's a delightful casual dining area that leads directly outside to the monstrous extended wrap-around pergola area – a superb place that provides drop down blinds but even without them, you'll enjoy complete privacy whilst offering the perfect place to entertain many over a sizzling Sunday BBQ. Back inside, you'll soon discover bedroom 5 that features mirrored built-in robes, a split system air-conditioner, ceiling fan, direct access into the outdoor entertainment area and direct access into the 2-way bathroom. Speaking of the main bathroom, there's a separate shower and bath, a heat lamp and there's also a separate toilet with an external vanity that provides its' own 2-way access outside – perfectly servicing anyone in the pool so you don't have to enter the home. Moving along the hallway, you'll find another three bedrooms – each of which that provides large built-in robes, a split system air-conditioner, ceiling fan and direct access outside. There's also a separate office that could double as another bedroom or even a fantastic kids' retreat. Right at the end of the abode, there's a huge separate laundry and a handy linen cupboard for your convenience. Heading further around the residence, you'll then enter the East-facing palatial master suite...a brilliantly designed parents' haven that offers a big walk-in robe, its' own retreat area, a split air-conditioning unit and ceiling fan and finally, a lovely ensuite that includes a shower, toilet, double vanity with 2-Pac cabinetry, a heated towel rail and a heat lamp – pure indulgence by anyone's standards! Last (but certainly not least), you'll discover the separate family room that features a toasty combustion heater – imagine sipping a smooth glass of Merlot in the midst of Winter whilst you watch the fire gently crackle. The main residence offers a security system, a solar (and gas) hot water system and a 6.6 KW solar system. By now, you might have noticed the beautiful lawn area at the front of the property that's been the venue for several weddings and there's a second driveway that leads down to the rear paddock...more about this soon! Between the main residence and the second residence lies a fabulous double shed with extra height plus its' own carport that's been purpose-built for a horse float. This shed includes automatic doors, and its' own alarm system. This is in addition to the huge triple carport with extra-high roofline, making it the ideal place to store a caravan or truck. Right next to this shed, you'll then enter the second dwelling (or what the owners call the "shed-house") that features 9-foot ceilings and vinyl flooring. You'll first notice the spacious open plan living and dining area that's nicely equipped with a 7 KW split system air-conditioning unit. This space adjoins the truly stunning gourmet kitchen that features smooth stone bench tops, a gorgeous feature-tiled splash back, soft-close drawers and cupboards, space for a double door fridge, a bi-folding servery to the outdoor area and a selection of quality stainless steel appliances that include a 900mm 6-burber gas cook top and oven, a 900mm range hood and a dishwasher – this kitchen is as good as any in a near-new home! There's a sensational study area that flows from the main living space...and this area is right outside each of the two bedrooms that offer ceiling fans and sizable robes (one built-in and the other is

free-standing). Finally, there's a separate bathroom/laundry that includes a shower, vanity, toilet and heat lamp whilst other additional features of this dual living haven include LED downlights and an electric hot water system. Open the huge timber bi-folding doors and you'll arrive at the sensational and completely private outdoor pergola with brand new timber decking and the perfect view right over the horse paddock – imagine waking up to this gorgeous vista and watching the horses gallop around whilst you enjoy an early morning latte. These horse stables are a truly unique feature of this property and there's another entertaining area further down the hill so you can host a fabulous equine event if this is your inclination. Additionally, you're only 1 km from the State Forest riding trails so it's hard to imagine a better place to live in you love horses! Head back up the 5-acre block and you'll also notice a fantastic firepit area in the dry creek bed, another outdoor deck right under the amazing fig tree, a chook pen...and there's plenty of space to build yet another dwelling (or a tiny home) – in fact the owners have already sought approval from the local Council about this but just didn't go ahead and get it done. Last (but certainly not least), there's a crystal clear in-ground salt-water swimming pool with surrounding timber decking, mature palms and a shade sail for extra sun protection – the perfect place to keep cool during those lazy Summer days. There's a total of 120,000 litres of water storage that includes an 80,000 litre tank and 2 x 20,000 litre tanks so it would be some sort of effort to run out of water...especially with such an enormous roofline on the main residence. However if that's not all, you have access to a bore with several taps that can irrigate the gorgeous grassy areas that are cleverly separated by various fences. Such is the nature of this incredible property, the owners have been renting it out as a 'respite home' and it's virtually always fully booked – maybe you could live in the Granny flat and turn this property into a money-making machine! As you can see, the home is enormous, the quality is undisputable, the position is incredible and the infrastructure to this property is unbelievable – don't delay in arranging your inspection! A brief summary of features includes:

- 'Sans Souci' – an incredible acreage oasis positioned in the highly-regarded 'Dress Circle' estate
- Spectacular 5-acre allotment that sits with superb elevation encompassing the panoramic mountain views and constant cool breezes
- Main Residence:
  - Sprawling low-set brick residence that's steel-framed
  - Formal entry with double doors
  - 5 bedrooms plus a separate office (or 6th bedroom)
  - 3 separate living areas including the family room (with combustion heater), the casual living area and the casual dining space
  - Enormous kitchen with upmarket stainless steel appliances and incredible views
  - 2 immaculate bathrooms including the main bathroom with 2-way access into Bedroom 2 and the palatial ensuite
  - Huge separate laundry
  - Expansive extended outdoor wrap-around pergola with drop-down blinds and picture-perfect views
  - 9-foot ceilings
  - Crimsafe screens
  - Gorgeous flooring with vinyl planking in the living areas and new carpet in the bedrooms
  - Security system, a solar (and gas) hot water system
  - 6.6 KW solar system
  - Split system air-conditioning in almost every room of the home (including every bedroom)
  - Handy linen cupboard
- Car Accommodation:
  - Fantastic double shed with extra height plus its' own carport that's been purpose-built for a horse float (this shed includes automatic doors and its' own alarm system)
  - Huge triple carport with extra-high roofline, making it the ideal place to store a caravan or truck
- Dual-Living Option:
  - Affectionately called the "Shed-House" by the current owners
  - 9-foot ceilings
  - Vinyl flooring
  - Spacious open plan living and dining area with a 7 KW split system air-conditioning unit
  - Stunning gourmet kitchen that features smooth stone bench tops, a gorgeous feature-tiled splash back, soft-close drawers and cupboards, space for a double door fridge, a bi-folding servery to the outdoor area and a selection of quality stainless steel appliances
  - Sensational study area
  - 2 separate bedrooms that offer ceiling fans and sizable robes (one built-in and the other is free-standing)
  - Separate bathroom/laundry that includes a shower, vanity, toilet and heat lamp
  - LED downlights
  - Electric hot water system
  - Huge timber bi-folding doors open to the private outdoor pergola with brand new timber decking and the perfect view right over the horse paddock
- Additional Infrastructure:
  - Horse stables and horse paddock
  - Another entertaining area further down the hill so you can host a fabulous equine event
  - Only 1 km from the State Forest riding trails so it's hard to imagine a better place to live in you love horses
  - Fantastic firepit area in the dry creek bed
  - Another outdoor deck right under the amazing fig tree
  - Chook pen
  - Plenty of space to build yet another dwelling (or a tiny home) – in fact the owners have already sought approval from local Council
  - Crystal clear in-ground salt-water swimming pool with surrounding timber decking, mature palms and a shade sail for extra sun protection
  - A total of 120,000 litres of water storage that includes an 80,000 litre tank and 2 x 20,000 litre tanks
  - Bore water with several taps
  - Septic system
  - Gorgeous grassy areas that are cleverly separated by various fences (including the stunning 'Wedding area' at the front of the property)
  - Solar powered electric front gate
  - Full bitumen driveway

The location:

- Only 12 minutes to the Eaton's Hill, 12 minutes from 'Marketplace Warner' Shopping Centre
- 5 minutes from 'Cashmere Village' Shopping Centre
- A short drive to many quality schools (including St Paul's College, Genesis Christian College or Northside Christian College)
- 35 minutes from the Brisbane or Brisbane airport

Quite honestly, you'd not replace this incredible property for anything remotely close to this asking price so astute

buyers would be strongly advised to act fast or risk disappointment!'The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.