

Sold



188 Abington Rd, Abington



LUXURIOUS RURAL LIVING ON 45 ACRES

This stunning property is one of the most prestigious homes in the area and delivers everything you would desire in a rural setting centrally located to everything special in our region. Your new home commands unmatched views high upon the hill overlooking the 9 Paddocks that this 45 acre farm (18.22^{Ha}) enjoys. The custom design home offers appointments that are unique and hard to find in many homes and this property will surprise and delight you upon inspection.

Property Snapshot:

- Custom Built, Open Plan design, 4 Bedroom, 2 Bathroom, Double Garage Brick Veneer home with a massive 327.18^m2 of floor space.
- 45 acres (18.22^{Ha}) with 9 Paddocks. All Paddocks are fenced & offer shade.
- 3 Dams and 1 Bore deliver water throughout the property to tanks and gravity fed troughs.
- 8 x 10,000 gallon Rainwater Tanks
- Cattle yard in top paddock that is connected to Paddocks via centre alleyway.
- 15m x 7.5m 5 Bay Shed with adjoining Carport/Awning
- 8.0m x 3.9m Shed with mezzanine level for extra storage. Suitable for Boat or Caravan.
- Separate 6.0 x 6.0m Powered Entertainment area with Bar.
- 5.5m Heated Swim Spa with Shade Awning & Cantilever Umbrella.
- Alfresco Entertainment area with Kitchen, BBQ exhaust fan & 2 ceiling fans + wind-out Awning.

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Price	SOLD for \$880,000
Property Type	residential
Property ID	581
Land Area	18.22 ha
Floor Area	327 m2

Agent Details

Office Details

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Woodgate Realty

- 21 Solar Panels with Aurora Inverter.
- 2 Hot Water systems. Sunpro Solar Hot water 259lt. & 130 lt. Electric Hot Water system for the Ensuite
- Ducted Air-Conditioning and Ceiling fans throughout the home.
- Huge 6.4m x 4.47m Chef's Kitchen with 1.0m High Island benchtop & Breakfast Bar with Stone Benchtops & 900cm 5 Burner Gas Cooktop & Electric Oven with 900cm Glass & Stainless Steel exhaust. Stainless Steel Miele Dishwasher + Appliance & Coffee Hutch.
- 3.78m x 2.1m Butler's Pantry with large double refrigerator space, High Gloss Laminex benches & huge storage area.
- 2.1m x 2.17m Breakfast nook with Balconette seat & Breakfast Bar.
- Massive Open Plan Living/Dining space totals 8.6m x 6.0m with centre Bi-fold doors.
- Huge Master Bedroom with his & her walk-in wardrobes and oversized Ensuite with separate toilet.
- 3 large King-sized Bedrooms with Built-in wardrobes, Study can be easily repurposed as a 4th
- Large family Bathroom with Shower & Bathtub + huge Vanity and separate Toilet.
- Large separate Laundry with stone benchtop & storage category and walk-in Linen Cupboard.
- Custom internal doors with premium door furniture.
- All Showers have disability seats and grab rails.

This property is a rare opportunity to enjoy a beautiful executive home on a large allotment with prospects to enhance what is in place already. Consider the benefits this home delivers to you.

Property Detail.

Your Land

This large allotment is divided into 9 Paddocks that are connected to a Cattle Yard at the Top Paddock via a central alleyway that is all dogwired along with many of the dividing fences throughout the property. All Paddocks are fenced and the perimeter fencing is dogwire with 5 strands of barbed wire allowing you to keep goats, sheep & smaller breeds of Cattle easily within the property.

There are 3 Dams throughout the property and 1 Bore in the Bottom Paddock. Except for the Paddock with the largest Dam, all Paddocks have gravity fed water troughs. The water is piped from 3 Tanks with the ability to transfer water from Dams to Tanks or between Tanks.

All Paddocks deliver shade to animals and 2 Paddocks have shade structures as they have no trees. 4 of the Paddocks have improved pasture and 1 Paddock has just been sown.

The former Cane Siding has been fenced off with a new gate and the railway line has been removed.

Sheds & Garage

This property has two main sheds that deliver so many storage options for you:

- The Main Shed is 15.0m x 7.5m and has 5 bays and 2 are secured with Roller Doors. There is an Awning that covers the width of the Shed with an adjoining Awning that can be used for storage of a Tractor or a large boat or caravan. It is also a perfect spot for Hay storage.
- Your Colourbond Shed is 3.9m x 8.0m and has a mezzanine for additional storage. There is a personal door at the side for access.

Your 6.0 x 6.0m Garage has a large remote controlled Double roller door and a large Built-In 3 panel storage cupboard. The entire floor is coated with a beautiful epoxy floor to enhance the look of your garage and to ensure easy maintenance and higher durability.

Entertainment areas

This home offers you so many options for entertaining. There is a separate 6.0 x 6.0m Entertainment area with Bar and Power & Water connected and has easy access to the nearby heated Swim Spa There is plenty of space here for outdoor furniture and this is the perfect place for holding a special event or large gathering.

Your Alfresco entertaining area is the ultimate space to create special memories for you and your family. You will enjoy the outdoor Kitchen cabinetry and the beautiful plantation shutters above the benchtop. There is a Stainless Steel Exhaust located in the perfect spot for your BBQ and the Stainless Steel ceiling fan compliments the breezes you will enjoy due to your high location on the property.

The nearby Patio lets you enjoy the sun and the shade as there is a wind-out Awning that can be extended if you wish. There is also a private Patio on the opposite side of the home which is ideal for your morning coffee or to just relax with your favorite book.

Your very own 5.5m Heated Swim Spa is surely the space that you will enjoy the most. Relax here and enjoy the endless views of the surrounding area and unwind with soothing sensation only a spa can provide. It is perfect for exercising using the inbuilt swim jets for resistance and it is a lot of fun.

Open Plan Living

The signature space in your new home is the spectacular Open Plan Living and Dining room. The central hub of this Custom Designed property, this area can deliver so many uses depending on your needs and your mood. The centre Bi-Fold doors allow you to create separate zones within the space that can mean you can use the space as a Media room to create a special cinematic experience or create a huge entertaining space that can be complemented by the adjoining outside entertainment area. The space is also designed to be a focal part of the home for your everyday life with the Kitchen, Study Nook and Breakfast Bars all seamlessly integrating together to deliver an efficiency for you and your family's lives that is hard to find in many home designs. The grand dimensions of this space are enhanced by the 9 foot (2.74m) High Cathedral Ceilings.

Kitchen

This large Chef's Kitchen has been thoughtfully designed to deliver to you the ultimate meal preparation space allowing to prepare the finest gourmet meals for your family and friends. From the high gloss kitchen cabinetry to the beautiful stone benchtops this Kitchen has it all. This fully equipped Kitchen has a 900cm Gas 5 Burner Cooktop and Electric Oven complemented by a 900cm Glass & Stainless Steel Exhaust. There is a Miele Stainless Steel Dishwasher installed in your huge Island Bench with Breakfast Bar and this is accompanied by the adjoining Breakfast Nook which is the perfect place to relax. There is also an additional workbench that has a large fridge space and an appliance hutch for your toaster kettle or coffeemaker.

If you like to entertain even the largest Kitchens can get congested. Your oversized Butler's Pantry is your solution to carefree entertaining. This space has

enough room for a side-by-side Freezer Fridge and has plenty of Benchspace and storage for all your Kitchen appliances. There is an eight shelf adjustable pantry with enough storage space to hold all your grocery needs and this is an area that will make you wonder how you ever lived without one.

Bedrooms

Your Master Bedroom has everything you need to make you feel pampered. You will enjoy the large Ensuite with a dual shower and beautiful premium tapware along with a separate toilet for your convenience. Your double bowl vanity is large and is accompanied with a full width mirror with overhead light. Behind a large Hollywood Wall hides your His and Hers Walk-In Wardrobe. Your Master Bedroom has easy access to your entertainment area through large sliding doors that deliver the most commanding views of your property. These views can be enjoyed the best from your private Balconette Seat near the windows at the corner of your bedroom.

All 3 Bedrooms have enough space to accommodate a King-sized Bed and all have Built-in Wardrobes. The existing study can be repurposed into another bedroom and is large enough to accommodate a Queen-sized bed.

Bathroom & Laundry.

Your large family bathroom has a very large shower and a separate Bathtub. All the separate showers in the home have disability design features that include a disability chair and appropriate grab rails and this family bathroom also has a separate toilet for added privacy.

Your large separate laundry has ample storage and benchspace for even the largest family. There is an inbuilt laundry tub in your High Gloss Laundry Cabinetry which includes a large Broom Cupboard and a stunning 5 Shelf Walk-In Linen Cupboard.

This is truly a special home and is one of the most prestigious properties in the area. If you are looking for your dream home in a rural setting, the dream starts here.

For further information or to arrange a private inspection call Kevin on 0498 053 719 or Kerrie on 0400 163 631.

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