

6 Carmichael Drive, Adare

Serious Space, Serious Sheds, Exceptional Lifestyle

Some properties offer a beautiful home. Others offer exceptional shedding, infrastructure and room to move. 6 Carmichael Drive, Adare delivers all of it.

Set across an impressive 9,343m² of fully fenced land, this substantial four-bedroom, two-bathroom residence is backed by an extraordinary shed and workshop package, extensive solar and battery infrastructure, approximately 227,000 litres of water storage, superb outdoor entertaining and a long list of thoughtful improvements.

Whether you are searching for a private acreage lifestyle, space for a serious car collection, room for a trade or business setup, or simply a property capable of accommodating the whole family and all the toys, this is an opportunity that deserves attention.

A Home Designed for Everyday Living

At the heart of the residence is the renovated kitchen, completed in January 2023 and finished with striking black Caesarstone benchtops, a gas cooktop, electric oven and a bifold serving window that

4 3 6

FOR SALE

Expressions of Interest over \$2 100 000

VIEW

By Appointment

AGENTS

Kirsten Kark

0477 455 275

reception@ljhookergatton.com.au

AGENCY

LJ Hooker Gatton

(07) 5462 3000

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connects beautifully with the entertaining areas.

The home offers four bedrooms, including a generous master suite with his-and-hers walk-in wardrobes and an ensuite featuring a double shower with recessed shelving and a double vanity.

Comfort has been carefully considered throughout, with ducted air conditioning, ceiling fans, LED downlights, tinted windows and blackout blinds. A large freestanding wood-burning fireplace with glass viewing window and black flue creates an impressive centrepiece, while a barn-style sliding door installed in August 2025 adds character to the media room.

The property also incorporates a water filtration system servicing the main residence.

Entertaining That Makes an Impression

Indoor and outdoor living flows together through glass stacker doors fitted with Crimsafe security screens and opening onto the verandah.

A custom terrazzo concrete bar takes centre stage, complete with built-in bench seating, integrated cabinetry and dedicated wine storage, creating a fantastic space for entertaining family and friends.

Outside, the Aqua Lap Pro Avanti swim spa adds another dimension to the lifestyle on offer and is included with the property. An insulated panel roof provides shelter above the swim spa and incorporates built-in speakers for relaxed outdoor entertaining.

For families, an Aaron's cubby house with a sandpit underneath is already in place, while extensive established landscaping provides both privacy and character.

The Shed Setup You Have Been Waiting For

For buyers who need serious workspace, vehicle storage or room for a collection, the shed infrastructure here is on another level.

Constructed in 2026, the impressive R&F Steel shed measures approximately 18m x 28m internally, providing around 504m² of internal floor area, plus a 6m-wide side awning and 4m-wide front awning.

Three-phase power, an insulated roof, Aircell and Pink Batts wall insulation and epoxy flooring throughout the main shed area make this a highly functional workspace.

Inside is a large office, two air-conditioned storage or multipurpose rooms and a full bathroom finished with brushed copper fixtures and a double vanity.

The full kitchen is equally impressive, featuring 1m-high benchtops, brand-new appliances including a SMEG oven and dishwasher, plus a brushed copper Zip tap providing boiling and sparkling water. Polished concrete flooring around the kitchen area adds another premium finishing touch.

Above, a large mezzanine provides further usable space and storage.

Vehicle enthusiasts and trades will immediately appreciate the 7.5m service pit with lighting and power, along with a thickened section of concrete slab specifically designed to accommodate a future vehicle hoist.

The office also features tinted glass and blackout blinds, while feature

steps with integrated lighting lead up to the shed.

And that is only the first shed.

A completely separate 16m x 12m Ranbuild shed, offering approximately 192m² of additional space, provides even more storage and workshop capability. It includes a 4m-wide awning, an additional extension bay constructed by R&F Steel and three-phase power.

Serious Infrastructure Behind the Lifestyle

The property is equipped with an owner-advised 50kW solar system and approximately 50kWh of battery storage, providing a substantial energy setup to support both the residence and extensive shedding.

Water storage is equally impressive, with ten interconnected 5,000-gallon tanks, eight positioned behind the sheds and two beside the house, providing approximately 50,000 imperial gallons or 227,000 litres of total tank capacity.

Electric hot water systems service the main residence and both shed areas, while wastewater is managed through a BioTreat septic treatment system.

Security, Access and Practicality

Security has been taken seriously, with approximately 27 security cameras positioned across the house and sheds, all of which will remain with the property.

Crimsafe security screens are fitted to windows and doors, an electric entrance gate controls access and numerous exterior spotlights provide additional visibility around the property.

The main garage floor received an epoxy coating in September 2026, while an additional powered Absco garden shed measuring approximately 5.22m x 2.26m provides further storage.

Designed for the Whole Family, Including the Dogs

The property has also been thoughtfully set up for pets.

A hidden dog containment fence system helps restrict access to areas including the verandah, clothesline and electric entrance gate while assisting in keeping dogs within the property boundary.

Small dog doors are fitted to both the glass door and Crimsafe security screen door, while a custom-built double dog kennel constructed from insulated panels provides a secure area when required.

Established Grounds Without the Constant Work

The landscaping has been designed to make an impact without demanding endless maintenance.

Three established Canary Island date palms and three feature bottle trees create immediate presence, complemented by multi-headed grass trees in the front garden, established white and purple mulberry trees and two recently transplanted olive trees.

Established Lilly Pilly hedges provide natural privacy screening, with heavy-duty weed matting and decorative red bark mulch helping keep ongoing maintenance manageable.

A Property That Is Difficult to Replicate

With 9,343m² of fully fenced land, a four-bedroom home, two substantial separate sheds, approximately 696m² of combined shed floor area before awnings and extensions, three-phase power, huge water storage, significant solar and battery infrastructure, a swim spa and an extensive security setup, 6 Carmichael Drive represents a rare combination of lifestyle and capability.

It is equally suited to the family wanting room to spread out, the tradesperson looking for exceptional facilities, the vehicle enthusiast needing genuine workshop space, or the buyer simply wanting an acreage property where the expensive infrastructure has already been completed.

Properties with this level of investment, shedding and versatility are difficult to reproduce.

6 Carmichael Drive, Adare is more than an acreage home. It is an entire lifestyle and infrastructure package ready for its next owner.

MORE DETAILS

Property ID	4GVHQP
Property Type	AcreageSemi-rural
Land Area	9343 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Spa Fire Place Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Grey Water System Water Tank

Kirsten Kark 0477 455 275

General Manager | reception@ljhookergatton.com.au

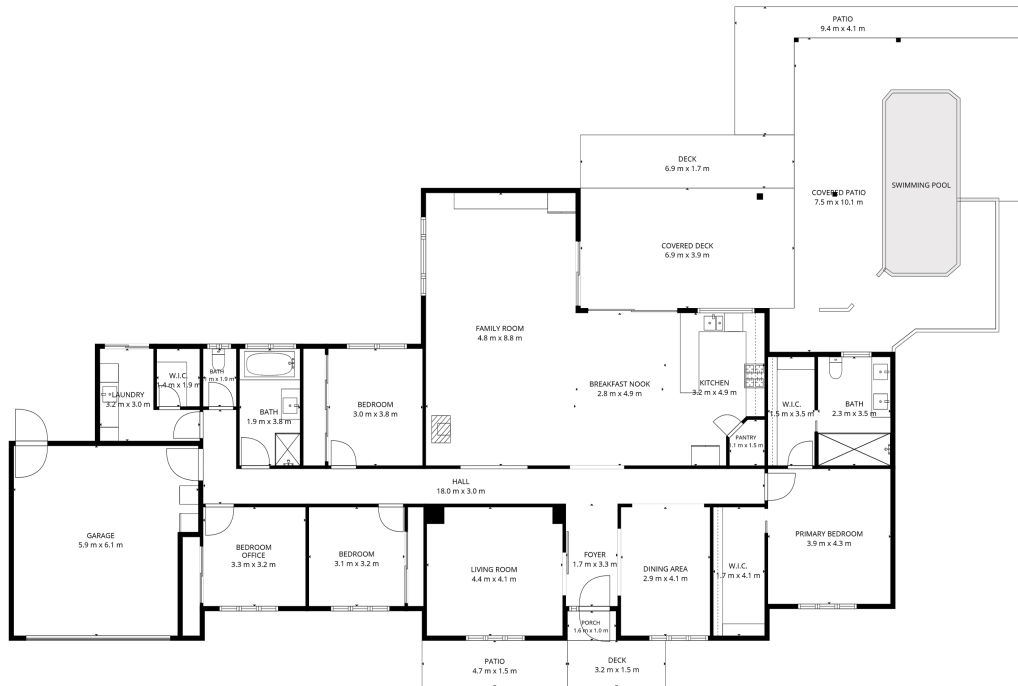
LJ Hooker Gatton (07) 5462 3000

10 Railway Street, GATTON QLD 4343
gatton.ljhooker.com.au | reception@ljhookergatton.com.au



6 CARMICHAEL DR ADARE - HOUSE

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