52 Ashwood Drive, Cedar Vale

Dual Living on 1 Acre - Lifestyle, Space & Versatility

Set against the peaceful backdrop of Cedar Vale, 52 Ashwood Drive presents a rare blend of space, functionality, and modern comfort on a beautifully usable one-acre parcel. Designed with families in mind, this property offers the perfect balance of connection and privacy, enhanced by the flexibility of a fully self-contained second dwelling and the convenience of two separate entrances with electric gates.

The main residence welcomes you with a warm, open-plan layout that immediately feels like home. Multiple living zones provide the versatility every growing family needs, ideal for relaxed evenings by the fireplace, creating separate spaces for kids and adults, or entertaining guests with ease. At the heart of the home, the kitchen features clean finishes and brand-new appliances, making it both practical and inviting for everyday living or hosting.

Natural light flows throughout, complemented by a seamless connection to the outdoors. The indoor dining area overlooks the sparkling 4m x 12m saltwater pool, offering a calming outlook and an effortless transition to alfresco living. Year-round comfort is assured with air conditioning, ceiling fans throughout, and the added charm of a fireplace for cooler months.

6 3 6

FOR SALE
Sold By Rachel Ryan

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The master suite provides a peaceful retreat, complete with a walk-in robe and private ensuite, while the additional bedrooms are generously sized and fitted with built-in robes, perfect for family living.

Adding exceptional value and versatility, the fully self-contained granny flat is presented in excellent condition. With its own private driveway access and separate gated entry, it offers independence and privacy, ideal for extended family, rental income, or a dedicated space for teenagers or guests.

Outdoors is where the property truly shines. The flat, fully fenced block is expansive and highly usable, perfect for children, pets, or those seeking room for hobbies, vehicles, or future additions. The saltwater pool serves as the centrepiece for entertaining and summer living, creating a relaxed, resort-like atmosphere.
For those needing storage or workspace, the impressive shedding and infrastructure cater to a wide range of needs-from tradies to hobbyists. Energy-efficient features, including a 10kW solar system, ample water storage, 15 amp power points in both sheds and modern utilities, further enhance the property's practicality.

Positioned in a quiet street within a fast-growing pocket, you'll enjoy the tranquillity of acreage living without sacrificing convenience, with schools, shops, and transport options all within easy reach.

This is a home that adapts to your lifestyle, whether you're seeking space for family, dual living potential, or simply room to breathe, it delivers on every front.

Main Residence:

•Master suite with walk-in robe & ensuite and air conditioning
•3 bedrooms with built-in robes
•2 well-appointed bathrooms
•Multiple living zones with 2 spacious living areas
•Open-plan design for seamless family living
•Freshly painted kitchen
•Brand new electric oven, stovetop & dishwasher
•Indoor dining area overlooking the pool
•Air conditioning to main bedroom & living area
•Ceiling fans throughout
•Cozy fireplace for year-round comfort

Granny Flat
•2 bedrooms
•1 bathroom
•Open-plan kitchen, dining and living
•Air conditoning
•Separate driveway access for privacy
•Perfect for extended family, rental income, or teenagers retreat
•Presented in excellent condition

Outdoor & Land:
•Expansive 4,075m² fully fenced block
•2x Separate driveways with Electric front gates for security and convenience
•Flat, usable land, perfect for kids, pets, or hobbies
•12m x 4m in-ground saltwater pool

Sheds
•2 bay shed 6m x 9m + 6m carport
•3 bay shed 9m x 7m 3 electric roller doors
•15 amp power points in both sheds

Utilities & Extras:

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•10kw solar system for energy efficiency
•Generator connection points to both dwellings
•36,000L water tank to main house
•22,000L water tank main shed
•3 X 5,000L water tanks at 3 bay shed
•Town water connected to granny flat kitchen
•Trickle feed system to tanks
•New Taylex septic system (2022)
•NBN connectivity

Location:
•Approx. 8 minutes to Jimboomba
•Approx. 5 minutes to Woodhill State School
•School bus stop right at the front
•Quiet street in a rapidly growing area

MORE DETAILS

Property ID	R6HZF
Property Type	AcreageSemi-rural

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52 Ashwood Drive **CEDAR VALE**

6 | 3 | 4 | 222m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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