



94 Cunningham Drive, Oakford

Country Acreage Living Meets Serious Workshop & Business Potential

Welcome to a property that feels less like a home and more like a complete lifestyle destination - where space, serenity, functionality and sophistication come together across approximately 3 hectares (7.5 acres) of beautifully planned land, just 30 minutes from the city. From the moment you arrive, there is an undeniable sense of calm and possibility. This is country living elevated to a level where family comfort, equestrian lifestyle, entertaining and serious workshop functionality coexist effortlessly.

A HOME DESIGNED FOR MODERN FAMILY LIVING

The beautifully presented residence offers a generous 4-bedroom, 2-bathroom floorplan designed to provide both connection and privacy. A dedicated study creates a quiet space for working from home, while the private theatre room provides the perfect setting for family movie nights. An additional activity room adds another layer of flexibility, ideal for children, hobbies, a games room or a peaceful retreat. The home's thoughtful layout creates an effortless connection between its living spaces, while every room has been designed with comfort and practicality in mind.

4 2 4

FOR SALE

Early \$2,000,000's

VIEW

Sun 25th Oct @ 10:30AM - 11:00AM

AGENTS

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AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



ENTERTAINING AT ITS BEST

Step outside and the property truly comes to life.

The expansive outdoor entertaining pavilion is an impressive extension of the home and is perfectly equipped for everything from relaxed family dinners to large gatherings with friends.

Featuring a fully integrated outdoor kitchen, BBQ, pizza oven, bar fridge and mounted TV, this is an entertaining space designed to be enjoyed year-round.

Picture long summer evenings around the pizza oven, weekend lunches with family and friends, or simply enjoying a quiet morning coffee while overlooking your own acreage.

PREMIUM INFRASTRUCTURE & ENERGY EFFICIENCY

Behind the scenes, the property has been thoughtfully equipped for modern living.

- 19.5kW solar system
- phase power
- Ducted reverse-cycle air conditioning
- Security camera system
- Full network connectivity throughout the home and workshop
- 85,000L rainwater tank servicing the home
- 4,500L stock water tank
- phase bore supporting extensive reticulation

The result is a property that combines the freedom of acreage living with the convenience and infrastructure expected of a modern home.

A DREAM SETUP FOR CARS, TRADES & HOME BUSINESS

For those needing serious space, the property offers a rare level of functionality.

An impressive 16m x 8m powered workshop provides an enormous working environment complete with 3-phase power, running water and its own toilet facilities.

Whether you're a car enthusiast, collector, tradesperson, business owner or simply need somewhere to safely store your vehicles, machinery and equipment, this space offers genuine versatility. Adding to the appeal is approximately 860sqm of hardstand, providing substantial room for:

- Cars and vehicle collections
- Boats and caravans
- Trucks and trailers
- Machinery and equipment
- Business and trade-related storage
- Additional workshop or garage requirements

The fully level asphalt driveway provides excellent access and easy manoeuvrability, making it particularly practical for larger vehicles, trailers and machinery.

Additional outbuildings provide even more storage and workspace, with the potential for further adaptation, subject to the necessary approvals.

This is a property that doesn't simply provide a home - it provides the space to pursue your lifestyle, hobbies and business requirements from the one address.

A GENUINE EQUESTRIAN LIFESTYLE

For the horse enthusiast, the property is equally impressive.

The acreage has been thoughtfully planned with seven fully reticulated paddocks, each featuring self-filling troughs, shelters and night yards, providing an outstanding environment for horses.

Dedicated feed and tack sheds ensure everything remains organised, while a separate paddock currently utilised as a riding arena provides an ideal space to train, exercise or simply enjoy time with your horses at home.

And when you're ready to explore further, there is direct access to the Darling Downs and Oakford bridle trails, allowing you to saddle up and

enjoy the surrounding countryside without having to load up the float.

SPACE TO LIVE, WORK & ENJOY

As the day winds down, gather around the firepit, watch the sunset and appreciate the peace and privacy that comes with owning a substantial acreage property.

What truly sets this property apart is its versatility.

It caters to the modern family, the serious tradie, the car enthusiast, the equestrian and the astute buyer looking for a property where home, lifestyle, storage, recreation and workspace can all come together.

The combination of approximately 3 hectares of land, a substantial family residence, extensive hardstand, large powered workshop, equestrian infrastructure, entertaining facilities and significant water and energy infrastructure creates a property that is difficult to replicate.

This is more than acreage living. It's a property designed to give you the freedom to live the lifestyle you want - with the space and infrastructure to make it work.

MAKE AN OFFER

To make an offer or download a copy of the contract, please use the link below:

<https://go.propops.com/l/8m0x75FwGTHf>

Council Rates: Approximately \$2,600 per annum.

Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only.

MORE DETAILS

Property ID	5H2AFFB
Property Type	House
Land Area	3 hectare

Shagun Ahuja 0439 399 955

Sales Consultant | shagun@ljhvicpark.com.au

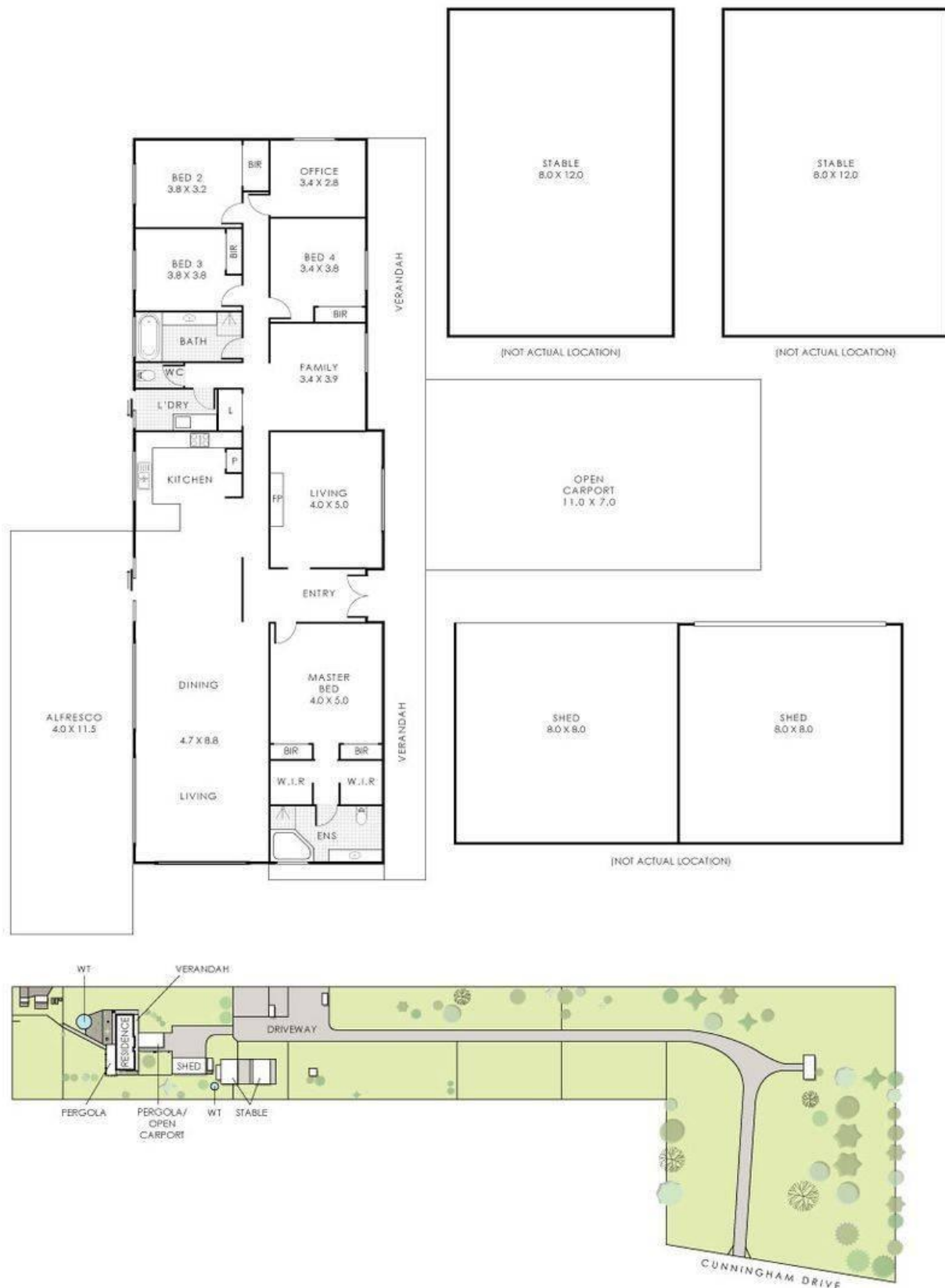
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94 Cunningham Drive, Oakford

Residence 228m² | Carport 85m² | Shed 128m² | Stable 192m² | Alfresco 46m² | Verandah 48m²

Total Area 727m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floorplan, all measurements and total areas do not include or account for wall thickness or roof area under eaves. Clip Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose. www.clipcreative.com.au

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