







6 Mayra Court, Sladevale

PRESTIGE, PRIVACY, SECLUSION, this is ABSOLUTE CLASS

For the chosen few, this is a secluded oasis of lifestyle plus, tucked away, hidden from the World, yet you are only a 10min drive to the centre of Warwick City. Our current Owners secured this land and built this residence with renowned Builder Group Bradfield Building. The Builder and Owners, people who never half do anything, set about planning and building one exceedingly well built homes, on a site where you are perched high, looking southeast over the rich agricultural plains to the magnificent Great Dividing Range. I can only imagine what life here would be, waking up to such an outlook.

A home of a busy professional couple, their Sons raised, grandchildren now, cherished souls these grandparents look to move closer to, dictates their decision to sell all they have created here. A brick home, a generous, well proportioned internal space, coupled with an expansive outdoor living, with built in outdoor kitchen, custom built by owners Son, a great entertaining, or relaxing chillout space it is, inviting you out of the lounge, living, dining and kitchen area of this home, excellent lighting and coffered ceiling.

4 2 4

FOR SALE
We invite expressions of interest

VIEW
By Appointment

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

LJ Hooker

There are four bedrooms, the master bedroom is simply beautiful, take your morning coffee from your husband, sit up and look out through the treetops to the views, it is incredible here. Beautiful Ensuite and ample robe capacity. All Bedrooms are generous in size, all have ceiling fans and of course throughout there is fully ducted, reverse cycle air conditioning. The main bathroom and powder room service the family and visitors.

- Flooring here is a high quality vinyl plank, quality tiles to wet area of the home;
- 2 x Constant Gas Hot water systems installed, nil lag is hot water arriving here;
- All Joinery was by renowned Allora Joiner, Jamie Mutch;
- Solar Panel array 10kW feeding back into the Ergon grid;
- Quality Window treatments throughout;
- Kitchen has Gas Cooktop, with an electric oven, wide island bench with sink, lighting within glass display cupboards; wall oven and warming oven, wine rack, stone bench top and more;
- Built in drinks fridge in kitchen;
- Generous butler pantry with good bench space, ample shelving, drawers, plus sink;
- Spacious well positioned within plan and layout is our Laundry;
- Close proximity from everyday rear Carport space into Kitchen and Pantry;
- Residence features natural timbers throughout, in foyer, our barn doors, a wonderful character addition here;
- Bore Water is potable, depth of bore 168m, electric pump runs to a designated bore water tank 3,300 litres, then you have 2 x 5,500 litre rainwater tanks, town water also connected to this property;
- The allotment is a great mixture of natural bushland, established trees, both natural and those carefully chosen and planed by current owners, a nicely retained sandstone terraced landscape and lawn surrounding the residence and shed area, down to the clean and well groomed open grassland area below.

All decoration and building materials have been carefully selected to afford this property timeless quality and durability for the decade ahead. Although this property is an enviable acreage, lifestyle allotment, the landscape is relatively effortless to maintain, having been well earth worked and developed since conception. You have a wonderful home, workshop, vehicle accommodation, but very little lawn to mow around the home, Owners have beautiful established plantings, then you have the natural cliff running down to your clean open grassland below, a great place to possibly subdivide into other residence allotments in the future, ample room for large sheds and additional garaging for boats, motorhome, horse float, or caravan. Here if you are a retiring Grazier or Farmer, you have room to run a few stock, grow some pasture or small crop. For active growing family, well there is much to do and explore for your children and yourselves, I can only imagine the great challenges you could create here making tracks on the cliff for climbing and mountain biking... In the end it is your choice but know you have many options here for you and yours.

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MORE DETAILS

Property ID	MERH85
Property Type	House
Land Area	6.99 acre
Including	Toilets (2)

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