



House for Sale \$859,000 neg

Wamuran is a friendly country village on the D'aguilar Highway, a short 10 minutes drive north-west of the thriving centres of Caboolture and Morayfield. These self-sufficient centres (about 40 minutes drive north of Brisbane) have just about everything you could possibly need - extensive shopping centres, cinema, sporting complexes and clubs, private and public hospitals and schools, churches, aged care facilities, dental and medical clinics, car dealers and mechanical repairs, printers, and a large light-industrial complex that boasts hundreds of business. With such a numerous and diverse range of businesses and government agencies, job opportunities exist within this area.

Facilities in Wamuran are quite adequate for most requirements. There is a large primary school while the high school students are bussed to Caboolture where several state and private secondary schools are situated, as well as a TAFE. We boast of having a bakery, takeaways, bottle shop, BP servo (with Coffee shop), auto-mechanic, hairdressers, child care centre, after school care centre, chemist, butcher, IGA grocery store, doctors, vet surgery, post office, gift shop, Co-op for all the rural needs and hardware, sports complex and a larger council approved shopping complex is due to start soon. Bribie Island and the Sunshine Coast are about 40 minutes by car, as is Brisbane by car or electric rail so we are well positioned for recreational activities or employment opportunities.

The make up of Wamuran has changed from the original timber and fruit industries to now embracing younger families in the recently developed housing estates. Wamuran is not only a successful fruit growing area but also a very interesting community of people who enjoy farming, home businesses and hobby farms while others commute to nearby Caboolture, the Sunshine Coast and Brisbane for their employment.



Our home of 17 years in Waterside Drive (see map on page 4) is situated only minutes drive from the shops and as you enter our estate, comprised of 5 acre blocks, you enjoy seeing cattle, horses, donkeys, alpacas, sheep, chooks and ducks, and that is just the beginning. Our secluded and very private block, which has been gardened and planted with native trees to create the allusion, enjoys a creek and dams and we are fortunate to be on the edge of unspoilt vegetation that supports, kangaroos, wallabies, small animals and abundant bird life. Although secluded, you are only minutes to civilization - the best of both worlds!!

Yes, we hear the question, - why are you leaving such an idyllic place. The answer is simple - where others retire to the beach we are retiring to the mountains to a smaller property where our childhood began. We are going back in time.

The property of 2 hectares (5 acres) is fenced with dog wire and main access is by the front gate using the asphalt driveway to the main residence and through to the rear carport, garages, fenced asphalt tennis court and separate multi-purpose building. Additional gated



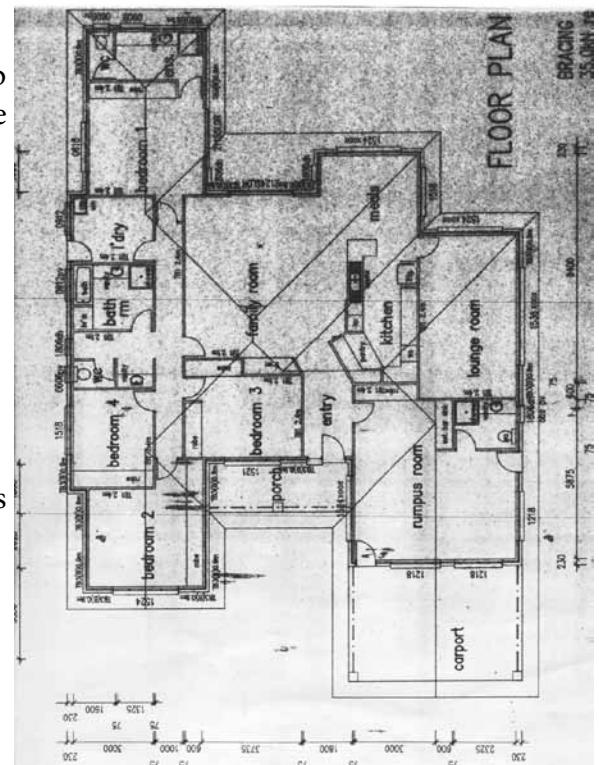


vehicle access is available at the front and rear of the property. Refuse service is provided weekly with recycled service fortnightly. Refuse transfer station is also available in Wamuran for larger items and green waste (currently free services). Town water, electricity and telephone services run underground to the main residence and multi-purpose building which are both connected to a large capacity Biocycle home sewage treatment plant. The quadruple garage complex also has lights and power with water available. Town water is supplemented by 4 water tanks with over 61,000L capacity. Three of these tanks are connected by electric pumps to the extensive irrigation system which is primarily fed from 2 dams using an engine driven firefighter pump.



The main residence was built to our design in 1993 and is slab on ground, brick veneer construction using cypress pine frame with concrete tile roof. Facilities include:

- Approx 290m² floor area;
- 4 spacious bedrooms all with built in robes;
- Ensuite (with separate toilet) to main bedroom;
- Large open family room with wood heater;
- Separate formal lounge room;
- Large kitchen with walk-in pantry and ample storage;
- Ducted airconditioning;
- Separate self-contained living area with ensuite and rumpus room;
- Large outdoor covered entertainment area;
- 300L Solar hot water system with electric boost;
- Ceiling insulation (batts) with 3 roof turbine ventilators;
- Shaded pergola nearly full length of western side of house;
- Paved paths around entire residence;



The residence has 2 phase power (with surge protection at meter box) and with Wamuran telephone exchange nearby, fast ADSL connection is available. Several data points are located in the house and spare cables have been laid to the multipurpose building which has additional data points throughout. The tiled roof was fully restored in 2008 and colour matched aluminium gutter guard mesh was also installed on all gutters of all buildings.



The garages were also built to our design in 1993 being concrete slab with cypress pine frames, hardiplank cladding with trimdeck roof. The first bay (approx. 4.2m wide) is fully lined with personal access door and windows front and rear and internal access to other bays. The next 2 bays (approx 3m ea) are unlined with roller door access and rear window. The last bay (approx 3.5m) was added to the end of the existing structure (retaining the existing end wall) and has a metal frame with hardiplank cladding and trimdeck roof with roller door access and rear window. Access is available to the roof space above the lined section of

the garage from the adjacent bays providing additional storage space. All bays have fluorescent lighting and power and 3 roof turbine ventilators are fitted to the roof. A double metal framed carport is located in front of the middle bays with a paved path leading to the outdoor entertainment area and rear entrance of the residence.



The multipurpose building was constructed in 2006-7 and is of timber frame with hardiplank cladding, steel supports with termi-floor and corrugated colourbond roof. The building is approx 135m² fully lined with wall and ceiling insulation and has roof turbine ventilators fitted. This building was used as a home based mail order business and consists of a large airconditioned open area, kitchenette, separate toilet and separate airconditioned office with ceiling ladder access to the mezzanine floor in the roof space. A lockable 2m x 3m storeroom sits at one end of the front verandah. Although ground level at the front, ample vehicle and equipment storage is available under the rear of the building and provision has been made for generator power.

Additionally, there are many attributes that are not apparent at first glance such as the extensive surface and underground drainage protecting the buildings and driveway by directing storm water to lower parts of the property. The layout of the numerous gardens and paths has been designed as low maintenance and also assists water management. Hundreds of shrubs and native trees form wildlife corridors within the property that attract many native bird species. All the hard work has been done - you just need to enjoy it.



If seriously interested, please contact us or contact our estate agent -

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Here are additional pictures, click to enlarge.



