

**452 Blackall Range Road, West Woombye, QLD,  
4559**

**CENTURY 21**

**Acreage Semi-rural For Sale**

Thursday, 21 November 2024

452 Blackall Range Road, West Woombye, QLD, 4559

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Type: Acreage Semi-rural**



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## Established Equestrian Property Offering the Perfect Tree Change

Welcome to a verdant paradise at 452 Blackall Range Road, where equestrian dreams and lifestyle aspirations coalesce into one stunning semi-rural acreage. Embracing approximately 8 acres of gently undulating land in the heart of West Woombye, this magnificent seven-bedroom, four-bathroom property caters impeccably to horse enthusiasts and those desiring a pastoral retreat without forsaking modern comforts.

### Equestrian and Horse Facilities:

- \* Eight fully fenced paddocks, some with shelters.
- \* 42m x 22m professionally designed riding sand arena.
- \* Feed and tack shed for organised storage.
- \* Dual-street access for easy property management.
- \* Potential for agistment opportunities.
- \* Unlimited water from dams

### Accommodation Options:

- \* Main residence: A private five-bedroom home with modern renovations.
- \* Self-contained studio apartment: (removable) Ideal for Airbnb income or visiting family.
- \* Newly constructed room with bathroom (to be connected) within the shed: Suitable for home office, guest quarters, or an artist's studio.

### Renovated Main Home:

- \* New bathrooms, including ensuite with contemporary finishes.
- \* Kitchen with 900mm Smeg gas cooker, walk-in pantry, and stone bench tops.
- \* Good size bedrooms with built-ins and walk-in-robe to main bedroom
- \* Features include ceiling fans, ducted air conditioning, and a fireplace.
- \* Multiple living areas and a spacious undercover patio.
- \* Large laundry area and plenty of storage.

### Sustainability and Outdoor Living:

- \* 6.6kW solar system for energy efficiency.
- \* Large water tanks
- \* Expansive dam with pump and outlets throughout property
- \* Established orchard for home-grown produce.
- \* Direct access to Petrie Creek perfect for a swim
- \* Fenced house paddock perfect for dogs
- \* Opportunity for self-sufficient living amidst natural surroundings.

### Prime Location:

- \* 5 minutes to Woombye town centre and 10 minutes to Nambour.
- \* 25-minute drive to Maroochydore and Sunshine Coast beaches.
- \* Close proximity to schools, shops, and essential services.

This rare offering combines lifestyle, luxury, and land, making it an unmissable opportunity for discerning buyers seeking solace, space, and the ultimate tree change with a twist of equestrian excellence.

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