

**7 Ninderry Slopes Rd, Valdora, QLD, 4561**



**Acreage Semi-rural For Sale**

Saturday, 30 November 2024

7 Ninderry Slopes Rd, Valdora, QLD, 4561

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Type: Acreage Semi-rural**

## THE HAMPTONS ESTATE

Experience the pinnacle of opulence with this brand-new masterpiece. This house would certainly be the best home for the suburb by far and is perfectly poised as your private sanctuary, just 15 minutes from the vibrant Coolum Beach. Architecturally designed to captivate and inspire, this residence embodies Hamptons-inspired sophistication with a seamless blend of timeless style and modern refinement.

A wonderful useable size acreage being 1.79 hectares = 4.42319 acres

Every detail has been meticulously curated, from the striking Blackbutt timber flooring to the exquisite stone accents, all bathed in an abundance of natural light. The expansive living spaces, framed by clean lines and open layouts, exude an ambiance of understated elegance. At the heart of the home, a statement fireplace creates an inviting haven, perfect for family gatherings or quiet evenings of pure indulgence.

The gourmet kitchen is a chef's dream, showcasing impeccable craftsmanship and state-of-the-art cabinetry, Anchored by a feature Falcon oven 5 burner gas cooktop and opulent 40mm stone benchtops, it seamlessly integrates with a fully equipped Butler's pantry and top-tier appliances including integrated fridge/freezer, Dishwasher. This culinary haven overlooks a resort-style pool, creating a harmonious flow between indoor and outdoor living.

Step outside into your private oasis, where meticulously landscaped grounds frame a sparkling pool surrounded by lush greenery. A seasonal creek, complete with a charming bridge, separates the main residence from a self-contained two-bedroom guest retreat, offering unparalleled privacy and exclusivity.

Nestled in Valdora's tranquil and leafy enclave of local acreage properties for the perfect balance of serene countryside living. 15 Minutes from Coolum's pristine beaches, Noosa's world-renowned lifestyle, and the heritage township of Yandina where you are perfectly positioned to enjoy the region's finest offerings.

This is more than a home—it is a statement of luxury, sophistication, and lifestyle. Indulge in the ultimate retreat where timeless elegance meets contemporary grandeur.

- BRAND NEW inspired Hamptons build 427m2 under roof 2.7 high ceilings [9ft]
- Well thought out floor plan including the beautiful Blackbutt natural timber flooring
- 8 zone Panasonic ducted air conditioning
- Lavish chefs Kitchen including high specification Butlers pantry
- 40mm stone bench tops
- All integrated kitchen appliances
- Falcon NEXUS 110 twin ovens
- Side by Side Liebherr fridge / freezer integrated
- Fisher & Paykel fridge / freezer draw integrated
- AEG dishwasher integrated
- AEG microwave integrated
- Feature Norseman stone fireplace

All spacious bedrooms including lush executive range carpet, mirrored built in robes

- Timber feature wall to the exclusive master bedroom suite
- Feature walk-in master wardrobe "amazing joinery"
- Heated towel racks in bathrooms

- His hers shower / vanity ensuite
- Oval heated / 3 mode lighting mirrors
- Feature herringbone marble tile bathrooms
  
- Barn doors on the spacious media room
  
- Multiple entertaining areas
  
- Pool / Games room with study nook
  
- Ceiling fans throughout
- Feature fire pit with sandstone blocks
- Resort style pool with full glass pebble Crete
- Feature 32 mode waterfall
- Salt water chlorinated pool filter
- French pattern Grey Travertine pool pavers / tiles
  
- Plantation shutters throughout
  
- Feature laundry with walk in linen closet
  
- Epoxy coat flooring expansive styled two car garage including 3 windows and glass exit door
- Ample storage for the large families
  
- 4 x Rain water tanks
- AES septic system- Bio cycle trench style
  
- Feature bridge separating 2 dwellings
  
- 2 bedroom self contained 2nd dwelling
- 2 Car garage with 3 phase power & car hoist
- \* Included 40 ft shipping container for storage located behind the shed.
- Gas fit out for BBQ area
- \* Shed with work shop area and hoist

There is much on offer here from the minute you walk into the home upon entering you smell that sensational new build smell, and it's waiting just for you to add your special touches to, furnish and call home, your friends and relatives will be envious when you entertain at this luxurious property we call "The Hamptons Estate"

INSPECTIONS BY PRIVATE APPOINTMENT