

**8 Warrawee Way, Pimpama, QLD, 4209**

**Acreage Semi-rural For Sale**

Tuesday, 19 November 2024

8 Warrawee Way, Pimpama, QLD, 4209

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 9**

**Type: Acreage Semi-rural**

## Stunning Canowindra Acreage Property

This beautiful acreage property is located in the highly sought-after Canowindra Estate in Pimpama.

This stellar, 477m<sup>2</sup> home delivers a perfect family home which offers 4 bedrooms, 3 bathrooms, a large central living area, separate lounge and massive undercover entertaining area adjacent to the pool. The icing on the cake, however, is the massive shed/workshop which offers the perfect solution for a home-based business with an office, storeroom and workshop area. Combined, these features make for a stunning family property.

Stepping through the entry your eyes will feast upon the fabulous space you have entered. The stunning raked timber ceilings are offset by the white rafters, VJ panel walls and kitchen accents making this a light and bright living space to enjoy. The magnificent space accommodates the kitchen, dining and living areas and the cooler nights will be spent enjoying cozy chats around the wood burning fireplace.

The ultra-modern kitchen makes a bold statement at the heart of this home and includes a 900mm Westinghouse induction cooktop, under bench oven and Bosch dishwasher plus a plumbed fridge space. The central island bench gives the family the perfect place for casual family gatherings. The separate lounge room provides a space that could be used as a separate teenagers retreat or children's play area. Alternatively, this could be the perfect space for a media room where you can enjoy some serious relaxation. Throughout this beautiful property, the decor and finishes exude a contemporary minimalist vibe.

The spacious master suite is a stylish and welcoming retreat for you to enjoy. The fully renovated ensuite features floor to ceiling tiling, bespoke timber vanity with stylish basin, plus shower and toilet. Adjoining the ensuite is a large walk-in robe offering plenty of storage and hanging space.

The remaining three bedrooms are generous in size and feature built-in robes. The main bathroom has floor to ceiling tiling, a shower and bath and makes a contemporary statement with its light colour scheme. The bathroom is complimented by a separate, adjacent toilet. Alongside the laundry area is a further bathroom which could also serve the outdoor pool area.

Wrapped around this charming residence is a veranda offering year-round shade protection to the living areas. At the rear of the property the veranda pushes out under a massive flyover into an undercover outdoor entertaining area which features an outdoor kitchen overlooking the pool area beyond. Sip a cool drink as you relax in the poolside cabana before taking a dip in the pool. The outdoor entertainment area will be the focal point for your family. Large enough to accommodate casual dining and seating arrangements plus a billiard table you have choices galore for how to spend your days relaxing.

Beyond the main residence sits a massive office, workshop. Featuring an office area with kitchenette, storeroom and massive workshop area this area offers a serious workspace for you to curate within the confines of your own property. This area also incorporates a single lock up garage plus additional carparking under shade sails. A large concrete hardstand adjacent to the shed is partially covered and features a basketball hoop and backboard when you want some down time shooting a few hoops.

Located at 8 Warrawee Way, Pimpama this beautiful property is a must-see home on your inspection list if you are after an acreage property boasting inclusions you won't find elsewhere.

Features include:

- 477m<sup>2</sup> of luxury acreage living positioned on a 4180m<sup>2</sup> lot

- Spacious master suite with fully tiled ensuite featuring a stone bench top vanity, shower, soft closing cabinetry with heated towel racks, and a large adjoining walk-in robe

- 4 bedrooms in total, 3 with built-in robes
- Large open plan central living area comprising the kitchen, sitting and living rooms plus a separate lounge room and wood burning fireplace in living room
- Stunning galley style kitchen with 900mm Westinghouse induction cooktop, 900mm under bench oven and a 600mm Westinghouse wall mount oven, stone bench tops with a stone splash back and filtered water to the sink
- Raked timber ceiling to main living area
- Large undercover alfresco area with outdoor kitchen featuring a built-in BBQ with wok burner, concrete bench tops with sink and built in cupboards. Two ceiling fans cool this area
- Airconditioning to living/lounge area and secondary lounge and ceiling fans throughout
- Tile flooring to main living areas with carpet to master bedroom, bedroom 2 and 3, as well as the study, timber look flooring features in the lounge and bedroom 4
- Fully tiled main bathroom which includes a vanity, shower and bath with a separate toilet
- Fully tiled 3rd bathroom with stone topped vanity, shower and toilet
- Window treatments throughout, featuring roller blinds, drapes and venetians
- Storage cupboards
- Electric storage hot water
- Wrap around veranda
- Remote lock-up single garage and adjacent shade sails
- Large workshop with a roller door for car access, includes storage room, office with covered entry and kitchenette
- Concrete hardstand adjacent to workshop with basketball hoop and back board
- Fire pit and outdoor dining area
- Laundry with built-in cupboards and stone topped work bench
- 48,000 litre approx. inground pool with poolside cabana
- Large Shed
- Established gardens with reticulation system
- Fully fenced

Conveniently located:

- 1.4 km – Ormeau State School Catchment (Primary within catchment)
- 6.6 km – Ormeau Woods State High School (Secondary within catchment)
- 4.3 km – Livingstone Christian College (Prep – 12)
- 4.0 km – Toogoolawa (Special Non-Government School)
- 1.5 km – LORDS (Prep – 12)
- 5.8 km – Mother Teresa Primary School
- 3.2 km – King's Christian College (P – 11 in 2023)
- 3.7 km – Pimpama City Shopping Centre
- 4.6 km – Ormeau Village Shopping Centre & Coles
- 2.1 km – M1 North on ramp
- 2.1 km – M1 South on ramp
- km – Ormeau Train Station
- 5.2km – Bunnings Pimpama

Contact Morgan Oliver, your trusted Ormeau Real Estate specialist at JMO Property Group today on (07) 5517 5282 or [morgan@jmoproperty.com.au](mailto:morgan@jmoproperty.com.au) to register your interest.

Disclaimer:

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