

81-89 Wendt Road, Chambers Flat

Features important to acreage and horse people

The property

- Flood free !! high on the hill this estate sits on the highest point in Chambers Flat
- Benefits of high position stunning mountain views, sunsets and breezes off the river without every flooding
- Stunning framed views from every window
- Established and diverse range of flowering and deciduous trees including Jacarandas , bunya pines , silky oaks , chinese elms
- Abundance of bees for pollination
- Magnificent views and sunsets 365 days of the year never to be built out
- Full equip bore with drinking quality water (12k plus)
- 4 water tanks 100,000 litres of water storage
- Brand new hardwood fully secure dog fencing to the perimeter (\$50k plus)
- Hardwood fenced driveway (\$15k plus)
- 3 phase power to the property (\$32k)
- 12x6 metre inground salt water pool (40k)
- 2 Dams (currently empty as we commenced deepening and recieling works before deciding to move
- Solar powered front gate (7k)
- Luxury kitchen coop (7k)
- 6 veggie patches
- Foxtel and NBN 5g via satellite and the underground piping for future Telco installations from the road to the house has ben completed
- Rental appraisal \$1550plus or \$450 for cottage
- Pasture improved soil no shale or clay very rare in logan the red dirt is a real asset for growing hence the abundance of established and diverse trees as these grounds were part of the Wendt family estate which was the founding families dairy farm
- Abundance of diverse bird life
- 20 x 60 metre professional show jumping and dressage arena (100k)
- 12x6m large family size inground salt water pool included robot cleaner (40k plus)
- Quote secured for 20x10 American barn style shed and stables with living quarters in mezzanine provided

The main residence

- Brand new build with 7 years warranty steel frame 30 sq expansive acreage home with generous sized rooms throughout
- Significant storage throughout including dedicated linen room, walk in butlers pantry and walk in robs to 3 of 4 bedrooms
- All Walls and roof wool insulated 5 star temperature regulation rating
- Magnificent elevated views and sunsets 365 days of the year never to be built out , stunning framed views of trees and sun rises and sets from every window and door
- 3 phase power to the property 20amp power to laundry and 30 amp power installed for spa already fitted

- Smeg 900 gas cooker and rangehood (10k plus)
- Plumbing for water and ice fridge additional space for stand alone freezer
- Fisher and Paykel dish drawer
- NBN 5g via satellite but the underground piping for future telco installations from the road to the house has ben completed
- Rental appraisal \$1100 plus

The cottage

- Cottage is steel frame with 2 year old substantial Hamptons style rebuild
- Walls wool insulated
- Magnificent elevated views and sunsets 365 days of the year never to be built out
- 27 panel German and Canadian feed back to the grid solar (\$17k plus)
- 3 phase power
- 900 gas cooker rangehood and dishwasher all new
- Marble stone bench tops
- VJ panelling walls throughout
- Foxtel and NBN 5g via satellite but the underground piping for future telco installations from the road to the house has ben completed
- Cottage has smart lighting (multi colour app controlled mode lighting installed throughout the cottage)
- Cottage complete new fit out, wiring and gas can be converted to off grid living with independent septic
- Rental \$450 for cottage
- Brand new merbau hardwood 30 sqm deck

Locality distance and development capital growth

- 35 mins to city airport
- 45 mins gold coast
- Highway access 10 mins away easy access in ever direction

Substantial state and federal infrastructure investment is currently under way in the surrounding area including new shopping precincts, interconnecting highways to support the urban development of housing which will ensure solid capital growth over the next decade.

Equestrian infrastructure and clubs

- Red rivers trail riding association
- Park Ridge and Jimboomba pony club
- QSEC

Education

- Several early learning centres within 5 mins drive
- Kings Christian College
- Emmaus College
- Canterbury College
- Hills International College

- Griffith university

Shopping centres

- Yarrabilba precinct
- Hyperdome
- Browns Plains plaza
- Mount Gravatt Westfield
- several Woolworths Coles close by

Food

- Logan Village historical hotel
- The White House fine dining
- Jimboomba House restaurant
- Several wineries

Nature

- Mount Tambourine national park
- Escarpment Day retreat and spa
- Border ranges
- Lost world
- O'Reilly's national park

Theme parks

- Thunderbird park
- Dream World
- Wet and Wild