93-95 LIMERICK DRIVE, WITHEREN, QLD, 4275

COLLEY & CO
ESTATE AGENTS









SOLD

UNDER CONTRACT

BUY NOW AND MOVE IN LATE 2024. $1450 RENTAL INCOME PER WEEK CURRENTLY
Sure to tug at your heartstrings as this is a WOW location immersed in the hinterland. But with your business hat on, you will understand the potential $600 a week income from the cottage will substantially reduce your outgoings allowing you the acreage dream on a much smaller budget than normal.
A sprawling home of 38 squares (360 sqm) with an additional 12 square (116sqm) 2-bedroom cottage on 3.08 acres of relatively level ground, making it ideal for Horses, Alpacas and if you don't like mowing get some goats, they love grass. Motorbikes for the kids and tons of room for a shed to compliment the oversize garage, so you can keep your classic cars, motorbikes, trailers, boats etc…
Notably, the views are amazing, particularly from the master bedroom which has expanses of windows designed to let you sit in bed surveying your environmental wealth. The expansive outdoor entertaining deck where you can enjoy huge gatherings of friends and family truly establishes this house as a forever home.
The modern design is ideal for the growing family with open plan living spaces and raked ceilings, a separate lounge with a 2-way fireplace for cosy winter nights, a children's retreat, 4 Bedrooms, with a master suite, ensuite and walk-in robe and timber doors leading to the rear veranda. There is also a spacious family bathroom, powder room and separate laundry with plenty of storage.
The kitchen is the heart of the home with stone benchtops, a walk-in pantry, stainless steel appliances and a servery window. The kitchen adjoins a casual sitting area to enjoy the views through the Bi-fold timber doors leading to the entertaining deck.
Downstairs is the double garage room with additional storage, WC and currently utilised as a games/gym area.

The Cottage – separate and private, located at the front of the property.
Rental appraisal is available at $600 per week.
The Cottage is neat and Tidy with a living room, kitchen with electric appliances, a meals area, 2 bedrooms with built-in robes, a single bathroom and a separate study/storage off the veranda.
The under-roof veranda is the ideal place to relax and enjoy the quiet green space.

The Witheren Location.
• 39 Minutes to Southport
• 25 minutes to the M1 at Nerang

6 BED | 3 BATH | 2 CAR

PRICE:
$1,240,000

OPEN FOR INSPECTION:
N/A



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ANDREW COLLEY PROPERTIES

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93-95 Limerick Drive
WITHEREN

1.25 Ha or 3.1 Acres

MAIN RESIDENCE

- 4 Bed + Media
- 2 Bath + 2 Pdr
- 2 Car + Off-Street

Internal 289m²
Entertaining & Porch 71m²

SEPARATE RESIDENCE

- 2 Bed + Study
- 1 Bath
- Off-Street

Internal 92m²
Patio 24m²

COMBINED TOTAL

- 6 Bed + Media + Study
- 3 Bath + 2 Pdr
- 2 Car + Off Street

Main Residence 360m²
Second Residence 116m²
Total 476m²

pdc.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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