



FOR SALE

LUXURY HINTERLAND LIVING WITH DUAL LIVING POTENTIAL

Luxury Hinterland Living with Space, Flexibility & Lifestyle Appeal

Set in a peaceful sought-after Ninderry hinterland, 10 Wombat Place offers an exceptional blend of space, privacy and relaxed Queensland living on 6,143m².

Surrounded by established greenery and enjoying a tranquil outlook over its own freshwater dam, this beautifully presented, single-level residence delivers generous family living with four bedrooms, two bathrooms and three separate living areas, complemented by expansive outdoor entertaining and an impressive poolside setting.

At the heart of the home is an expansive undercover entertaining deck, whether hosting friends and family or simply enjoying a quiet afternoon at home, the outdoor spaces have been designed for year-round enjoyment.

The resort-style backyard features a modern 9m x 4m salt-chlorinated pool, with a poolside gazebo and day bed creating the perfect place to unwind. A built-in BBQ and pizza oven make entertaining effortless, complete with a private jetty and fire pit area — an idyllic spot to relax.

Inside, the home combines comfortable contemporary living with an abundance of natural light and space. 2.7m ceilings enhance the sense of openness, while three living zones provide plenty of room for families to spread out, work from home or entertain guests.

One of the property's standout features is the substantial freestanding garage/workshop/studio, complete with its own separate street access. With its existing configuration and independent access, this versatile space offers exciting potential for conversion to dual living, guest accommodation, a home business or additional family space, subject to the necessary approvals.

Vehicle accommodation is equally impressive, with a remote double garage and a high 9m x 7m (approximately) freestanding carport, only around two years old and fitted with a 15-amp power point. There is ample room for cars, boats, caravans, trailers, machinery and recreational vehicles.

4 BED | 2 BATH | 10 CAR

PRICE:

Expression of interest

OPEN FOR INSPECTION:

Oct 10 at 1:00pm - 2:00pm



Tony Bennett

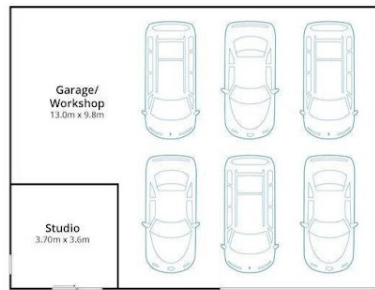
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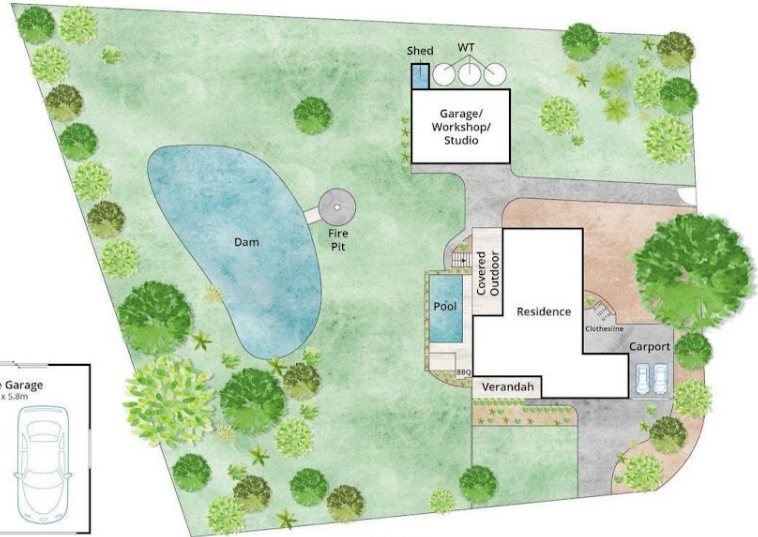
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Ground Floor



(Not In Position)



Site Plan

Approx Internal Area 290m²
Approx External Area 71m²
Approx Total Area 361m²
Approx Land Area 6143m²

Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

10 Wombat Place, Ninderry

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