


9 Grass Tree Court, Ellerbeck







# $875,000 YOUR PRIVATE TROPICAL OASIS – SPACE, SERENITY & MOUNTAIN VIEWS

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| **Price** | $875,000 |
| **Property Type** | Residential |
| **Property ID** | 138 |
| **Land Area** | 6,584 m2 |
| **Floor Area** | 226 m2 |

Privately positioned on approximately 1.6 acres within the desirable Mahogany Ridge Estate, this impressive four-bedroom residence offers an idyllic combination of spacious family living, tropical surroundings and exceptional outdoor entertaining. With the magnificent Cardwell Forrest Drive providing a picturesque backdrop, this property presents a wonderful opportunity to enjoy the tranquillity of acreage living while remaining just minutes from the heart of Cardwell.

Surrounded by established gardens, an abundance of tropical greenery and visiting native wildlife, the property has been thoughtfully developed to create a peaceful and inviting environment. From the generous proportions of the residence to the beautifully maintained outdoor spaces, every aspect of this home has been designed to embrace the relaxed North Queensland lifestyle.

Inside, the residence offers a spacious and functional layout, with approximately 226m² of living space providing plenty of room for the whole family. Four generously sized bedrooms feature built-in wardrobes, carpeting and split-system air conditioning, while the main bedroom is further complemented by a walk-in wardrobe and spacious private ensuite. A

## AGENT DETAILS

Bonnie-Jaye Molloy - 0409963844

## OFFICE DETAILS

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contemporary main bathroom services the remaining bedrooms, with modern finishes and practical design throughout.

The centrally positioned kitchen is both stylish and functional, featuring a 900mm gas cooktop, electric oven, dishwasher, generous bench space and a separate walk-in pantry. Overlooking the open-plan dining area, this inviting space connects effortlessly with the outdoor entertaining patio, making it ideal for everyday family living and hosting guests.

Adding to the home's versatility is a spacious lounge room incorporating a dedicated entertainment area, currently complete with a bar and pool table, which is available for purchase separately. A soundproofed media room provides an additional retreat, perfect for movie nights or enjoying your favourite entertainment without disturbing the rest of the household. With seven split-system air conditioners throughout the residence, year-round comfort is well catered for.

Beyond the interiors, the property truly comes into its own.

An expansive 5m x 10m undercover patio, featuring an insulated roofing system installed by Patio World, creates an exceptional outdoor living space. Overlooking the surrounding gardens, this generous entertaining area is perfectly suited to weekend barbecues, family gatherings or simply relaxing and appreciating the peaceful atmosphere.

The outdoor setting continues to impress with a large spa surrounded by certified safety fencing, a dedicated fire pit area and beautifully established gardens offering a variety of fruit trees, tropical plants and natural features. A charming fish pond welcomes you at the property's entrance, complete with a solar-powered filtration system, while bird baths and other garden features encourage visits from the local wildlife.

A shade house, currently utilised as a secure cat enclosure, provides additional flexibility for those with pets or a passion for gardening. The natural landscape is further enhanced by a gully running around the edge of the property, contributing to the unique character of this private acreage setting.

Practicality has certainly not been overlooked, with a double lock-up garage featuring an electronic roller door and steel wind bracing, an adjoining undercover carport and additional shed space. Three-phase electricity, a solar power system, water tank with pump, security screens, security cameras and external security lighting provide further convenience and functionality.

**Property Features:**

- Approximately 1.6 acres of established tropical grounds
- Architecturally designed residence offering approximately 226m² of living space
- Four carpeted bedrooms with built-in wardrobes and air conditioning

- Spacious main bedroom with walk-in wardrobe and private ensuite
- Contemporary main bathroom with modern finishes
- Seven split-system air conditioners throughout
- Modern kitchen with 900mm gas cooktop, electric oven and dishwasher
- Separate walk-in pantry and open-plan dining area
- Generous lounge with dedicated entertaining space
- Soundproofed media room
- 5m x 10m insulated outdoor entertaining patio
- Large outdoor spa with safety fencing
- Double lock-up garage with steel wind bracing and electronic roller door
- Additional undercover carport and shed
- Three-phase electricity and solar power system
- Water tank with pump
- Security screens, security cameras and external lighting
- Established fruit trees and tropical gardens
- Fish pond with solar-powered filtration system
- Outdoor fire pit and decorative garden water features
- Shade house currently utilised as a secure cat enclosure
- Approximately six minutes from Cardwell and 30 minutes from Tully

**The Perfect Balance of Privacy and Convenience**

Situated in the Mahogany Ridge Estate is known for its spacious acreage properties, natural surroundings and peaceful atmosphere. Here, residents can enjoy the privacy of a rural setting without being far removed from essential amenities.

The coastal township of Cardwell is only a short drive away, offering local shopping, cafés, schools, waterfront recreation and access to the spectacular Hinchinbrook region.

Whether you're searching for a spacious family home, a peaceful retirement retreat or simply a lifestyle change surrounded by nature, 9 Grass Tree Court presents an outstanding opportunity to secure a beautifully established acreage property in a highly desirable location.

**Experience the charm, space and tranquillity for yourself. Contact Cardwell Real Estate & Brokerage today to arrange your private inspection.**

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