

FOR SALE



120-144 Erapah Road, Mount Cotton

4 2 6

PREVIOUSLY KNOWN AS 'WINDSONG EQUESTRIAN PARK'.

Welcome to an unparalleled realm where serenity and equestrian excellence converge to create a haven of equine sophistication and resort style living. Nestled in the serene embrace of the Redlands, adjacent to the prestigious Sirromet Winery and sprawling reserve land this property is extraordinary.

Step into a world where every detail has been meticulously curated to cater to the discerning tastes of horse enthusiasts and those seeking an idyllic retreat immersed in nature's tranquility. Embark on a journey through pristine

Price: Serious Offers Over \$2,999,000

View: remax.com.au/property-details/L26107701

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RE/MAX Bayside-Results, Cleveland

landscapes and impeccable facilities, as we unveil an elite equestrian property beyond compare.

PROPERTY FEATURES:

- **Sprawling Family Home** - Crafted with precision and passion, the residence boasts an impressive scale and design, adorned with wrap-around verandahs, premium fixtures, high ceilings, and exquisite timber floors.
- **Versatile Living Space's** - Embrace flexible living arrangements with separate living areas catering to diverse needs and preferences.
- **Gourmet Kitchen** - Indulge in culinary delights amidst a breathtaking bushland vista with a deluxe granite & 2 pac kitchen.
- **Spacious Master Retreat** - A private oasis with a generous ensuite and walk in robe opening out to the balcony with breathtaking views of the pool and property.
- **Three Well Appointed Bedrooms** - all with ample built-in storage and complemented by two bedrooms at one end featuring their own lounge area and kitchenette.
- **Outdoor Oasis:** Dive into relaxation with a majestic pool measuring 11 meters x 4.5 meters, offering an oasis of serenity amidst lush surroundings.
- **Equestrian Attributes** - Designed to appeal to even the most conscientious of horse owners, the property boasts top-tier equestrian facilities, including a 60m x 45m fully fenced professional floodlit dressage arena installed by Todd Cunningham of Equestrian Land Developments, a lunging/round yard, 6 stables (with one suitable for a stallion) accompanied by a 3-room fully self-contained guest cottage.
- **Property Infrastructure** - Additional features include 2 dams with pumps, 5 tanks ranging from 30,000L to 50,000L, 14 meticulously crafted paddocks (10 with shelters, upgraded fences, and their own

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