



Austinville Gold Coast QLD

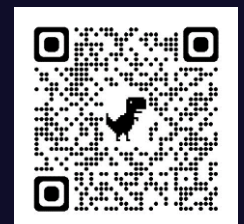
Place of Peace & Serenity



Tallowwood Retreat

Austinville QLD

Information Memorandum



Contents

Contents	2
Unique & Rare Value!	3
Lifestyle Destination with Business Opportunity	7
Build	14
Property Details	14
Property Features	15
Property Map	5
Floor Plan	22
Special Items	23
Austinville Environment & Community	24
Rate Notice	27
Electricity Bill	28

Disclaimer

The contents of this report are believed to be accurate and have been completed in good faith at the time of writing.

However intending purchaser should note that:

- The property is being sold in an 'as is/where is' condition (that is, in their present condition and subject to all legal and physical defects).
 - No assurance is given by the Vendor, the Agent or any of their respective officers or employees or consultants that any information is accurate, complete or balanced.
 - You should not rely on the information. You should satisfy yourself as to property information via your own inspections, enquiries and searches.
 - Neither the Vendor, the Agent or any of their respective officers, employees or consultants makes any representations or warranties with respect to fixtures, fittings, plant, equipment and other chattels on the property.
 - Neither the Vendor, the Agent or any of their respective officers, employees or consultants makes any representations or warranties with respect to the continuation or enforceability of any license, lease, supply, service consultancy, standard or other agreement referred to in the Memorandum following completion of the sale of the property.
 - If you make any offer or sign a contract for the property, you will be taken to be not relying on any information (unless otherwise agreed in a written contract with the Vendor).
 - No person I authorized to give information other than the information in this Memorandum.
 - Any information given will not form part of the contract.
 - Nothing in this publication should be taken as a recommendation with respect to the assets or any other matter.
- Subject to any law to the contrary, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to this Memorandum and the sale of the properties are excluded and the Vendor and the Agent disclaim all liability to the maximum extent permitted by law.
- Those persons associated with the proposed sale have provided all information in good faith.
- Potential purchasers accept the Memorandum on the condition that they will make their own enquiries and obtain their own independent advice in order to verify the accuracy of the information in this Memorandum.

Contact Us!

[Contact Us!- Click here > tallowwoodretreat.com](https://tallowwoodretreat.com)

Viewings By Appointment

Exclusive Offering ~ Tallowwood Retreat ~ 9.5 acres of large land holding ~ Central to Gold Coast

*Rare Lifestyle Property with option/s for commercial/
business/income ~ Blissfully peaceful, uniquely
private retreat, surrounded by pristine nature!
Spacious modern homestead, pool, sheds, permanent
dam, seasonal creek and so much more!*



Rare Value!

Tallowwood Retreat offers an **unrivalled sustainable, eco-lifestyle** with **privacy and peace** on a large **low-maintenance acreage**, in an extremely **tightly held and environmentally pristine** location minutes to the Gold Coast city with its **world class attractions!** It offers both unparalleled hinterland **State forest views** as well as has the benefit of **useable land** - a unique and rare find!

Tallowwood Retreat also offers a variety of **potential commercial /business opportunities [STCA]** to allow for **income** generation!

Tallowwood Retreat may feel like a million miles away, yet it is only a **minutes to high end schools, universities, hospitals, shopping centers, luxury stores, restaurants, beautiful beaches, airport and all the services you could require!** Tallowwood Retreat is **located centrally**, so the whole of the Gold Coast is easily and quickly accessible, both north and south!

Austinville is a unique and extremely tightly **held community focused, safe "secret" suburb!** Properties in Austinville of the caliber of Tallowwood Retreat are **rarely available as most properties are held intergenerationally!**

Tallowwood Retreat offers unparalleled **LIFESTYLE with future use and opportunities** with accessible large land holding and a host of valuable infrastructure that can **unlock your imagination!** Not only do you have a fabulous homestead but all the sheds, entertaining space, wild natural areas and the ability to **use all of it and grow your own dream...or simply enjoy and landbank!**

Tallowwood Retreat is a rare opportunity for those who can see the fantastic value it offers both immediately...and in the future!

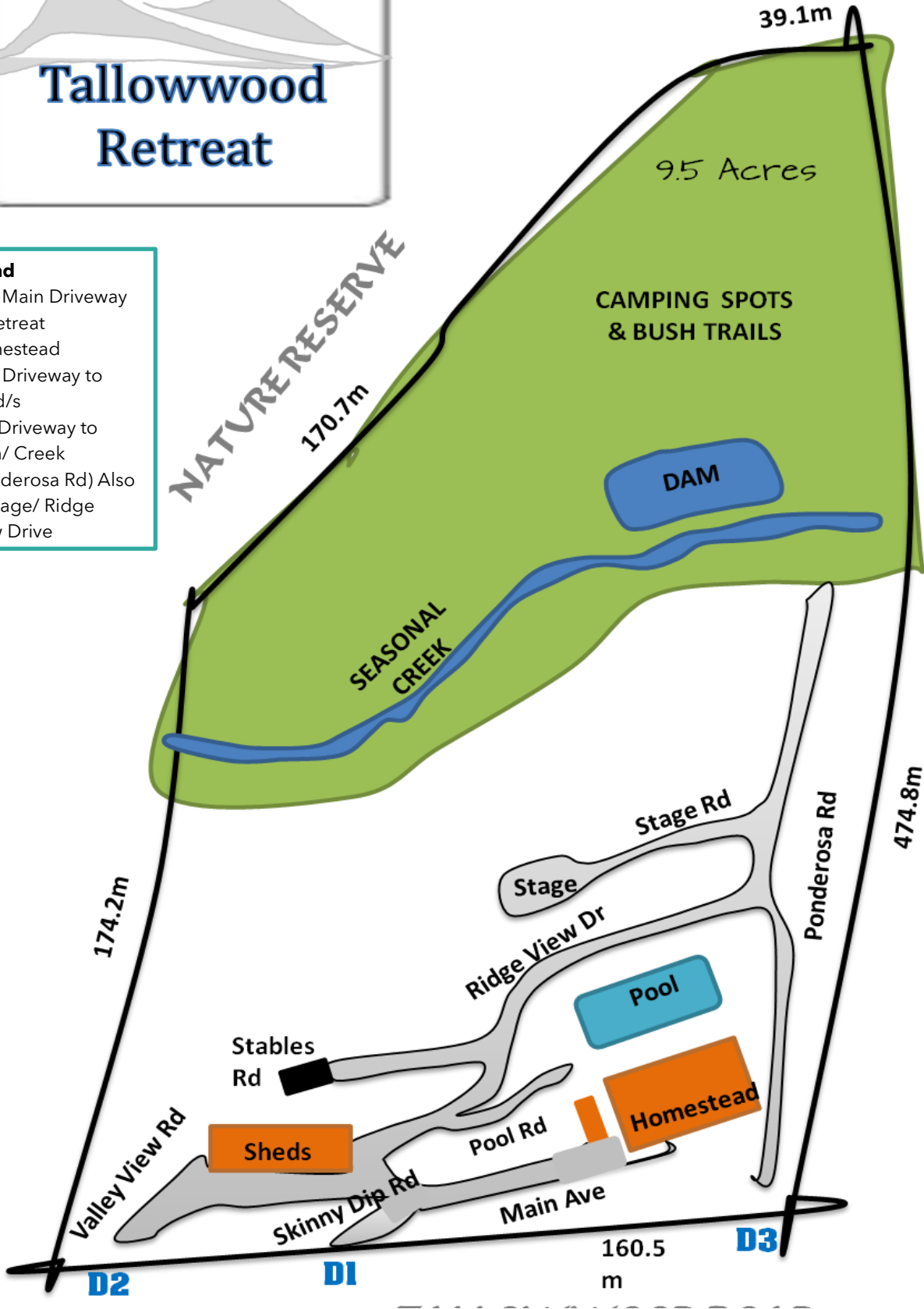
You MUST SEE it to understand why this is so special!

Sieze this rare opportunity to make your dreams happen!

Property Map



- Legend**
- D1 - Main Driveway to Retreat Homestead
 - D2 - Driveway to Shed/s
 - D3- Driveway to Dam/ Creek (Ponderosa Rd) Also to Stage/ Ridge View Drive





Lifestyle Destination with Business Opportunity

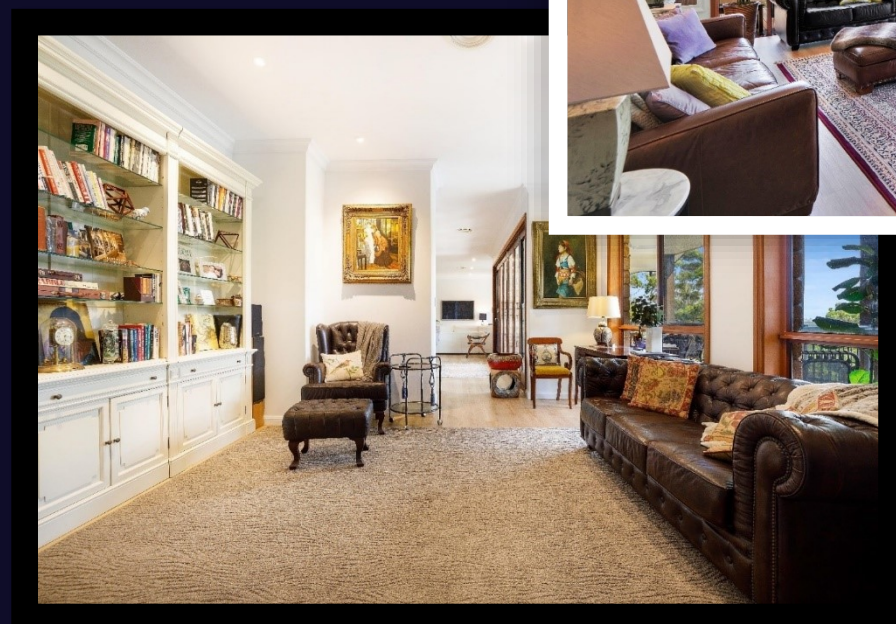
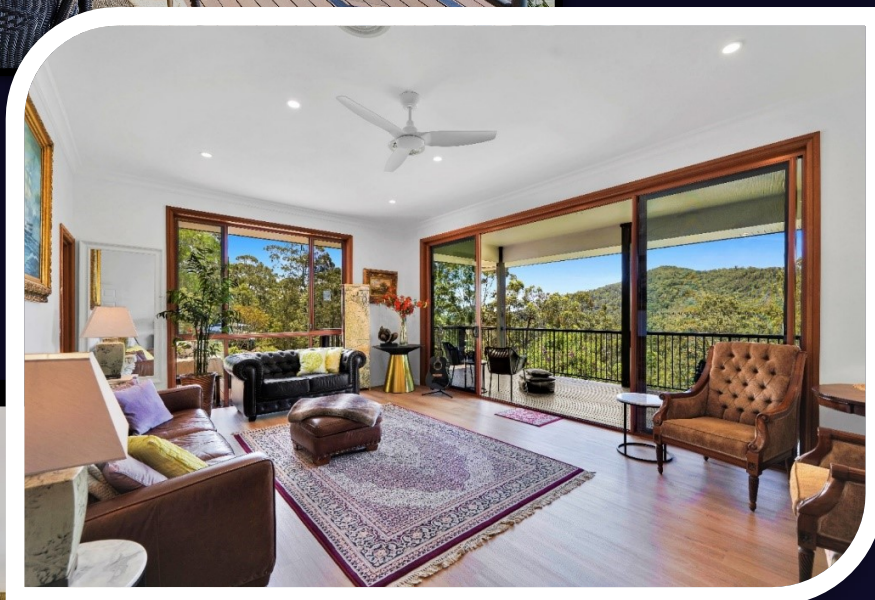
- **Unique Luxury Country Estate!** ~ Blissfully peaceful, magically private retreat, surrounded by nature! Spacious & spectacular homestead, pool, sheds, dam and seasonal creek! With sought after opportunity to create or extend your home-based business!
- A lifetime opportunity to be a part of a very tightly held suburb with unique and rare 100% privacy with magical forest hinterland views - Yet located merely 10 mins to all amenities & motorway, shops, schools, restaurants etc and 22 mins to best Gold Coast beaches! Your own paradise awaits!
- 9.5 acres accessible land via several internal roads...with permanent dam, Seasonal creek, parkland cleared paddocks and stables.
- Range of business type opportunities that can be run on and from the property [STCA].
- Huge, modern 5-bedroom, 3-bathroom ranch style homestead retreat with views, ducted air and vac and 15kw solar with 10k battery backup. Potential for (6th Bedroom or Office) self-contained section with own access (great for in-laws, home business or short-term holiday let!
- Magnificent Pool entertainment area with cabana and enough space to host the biggest of get together's!
- Almost 200sqm Shed space (2 Sheds) with 3 phase power and own driveway and water. Great for workshop or home/ business use.
- Advanced SpaceX Satellite high speed wifi / internet and mobile phone connectivity!



- Massive oak kitchen with 9m of solid durable stone marble look bench tops! A chef's dream coupled with the enormous walk-in pantry fitted out with additional fridge! And all of this opening out onto a massive deck entertainment area with additional dining that overlooks the pool and inspiring green forested hills
- Huge, serene master suite with own deck access sheltered by the most amazing purple flowered foliage! Leads from a private library area with Wi-Fi TV and reading nook. The master bedroom leads to a large his and hers walk in robe and spacious spa bath /double shower ensuite.
- Numerous other bedrooms (some queen size) with individually zoned climate control and a peaceful outlook. Guest area can be zoned off for privacy.

- Opportunity to further develop the property to suit buyer home, business or business pursuits (STCA)/ (Home Business, horses/ wellness-therapy / yoga/ sporting/ agricultural/ horticultural/ vineyard/ animals (horses, goats, etc), / weddings/ camping/ biking/ professional/ etc).
- Tallowood Retreat is one of the few large land holdings with useable land so close to all Gold Coast amenities! Great for land banking and holding future value!







Property Summary

- **Property Domain:** <https://tallowoodretreat.com>
- **House (*Under Roof*):** 506sqm (54 squares)
- **Land:** 9.4 Acres // 3.83 Ha (Frontage 160.5m)
- **Description:** Surrounded by nature reserve. Permanent dam < seasonal creek, several paddocks, pool, sheds, ranch style homestead.
- **Pool:** 110,000 litre, lagoon pool, cabana entertainment space
- **Shed/s:** (2) 8 bay work sheds 192 sqm (8m x 12m approx.)
- **Driveways:** 3 Driveways (separate entrances), approx. 80 meters
- **Internal Roads (*4-wheel drive*):**
 - Main Avenue: Main Driveway to home (Driveway 2)
 - Skinny Dip Rd: From Main Av to Sheds
 - Valley Rd: From Driveway 1 to Sheds
 - Stables Rd: From Ridge View Rd to Stables
 - Pool Rd: From Ridge View Rd
 - Ridge View Rd: From Sheds to Ponderosa Rd
 - Ponderosa Rd: From Driveway 3 to Dam/ Seasonal creek
 - Stage Rd: From Ponderosa Rd to Stage area
- **Paddocks:** Approximately 3 acres parkland cleared paddocks. Slashed approximately 4 times a year.
- **Water Tanks:** (3 in total) 1 x 45,000 plus 2 x 4000 L (Expandable)
- **Solar:** 15kw Panels ,10kw Inverter ,10kw Batteries expandable:
 - **Panels:** 36 x 370-watt Solar Panels. Ten-year warranty on inverter, Fifteen-year warranty on panels and 25-year

performance guarantee. Ten Year Supplier Installation warranty.

- **Inverter:** Fronius 10kw 13.32kw Fronius 10 kw inverter with built in Wi-Fi for cloud-based monitoring of production.
- **Batteries:** 4 x 2.76m KWH Batteries. Expandable.
- **Waste Treatment:** Sewerage Treatment Plant (Serviced Quarterly)
- **Security:** Wifi enabled camera/s. Wifi video doorbell /intercom
- **Hot water system:** Electric system
- **Communications: Wifi / Phone:** Super high speed satellite communications for wifi/ internet and mobile phone calls.



Build

Design and build: Living Quarters Pty Ltd. Terry Fitzsimmons QBSA 74332 - BSC 44534C

Civil & Structural: John Desmond Heiner, Consulting Civil and Structural Engineer

Build date: 2004

Transformed: 2020-2021

Property Details

51 Tallowwood Road, Austinville, QLD 4213

Lot 3 SP154538

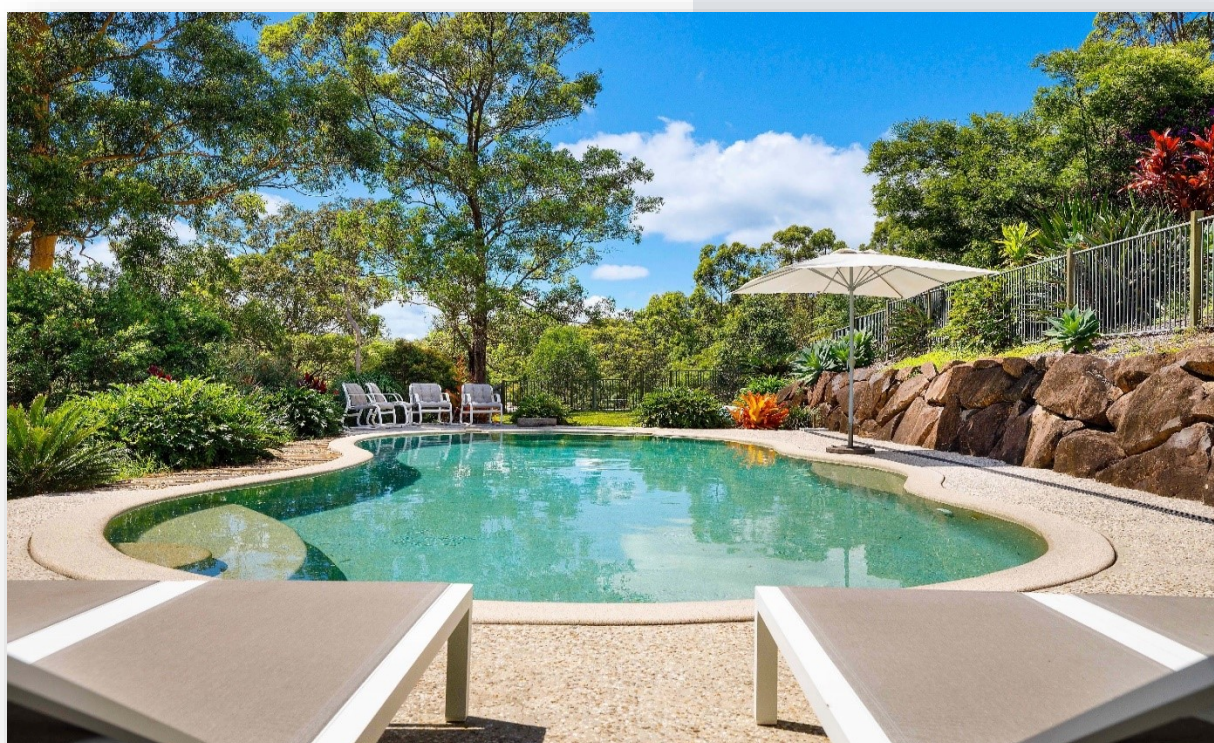
Title Ref 50428011

Present Use: Residential

Freehold

3.83Ha land // Area 38250m²

Gold Coast City Council



Property Features

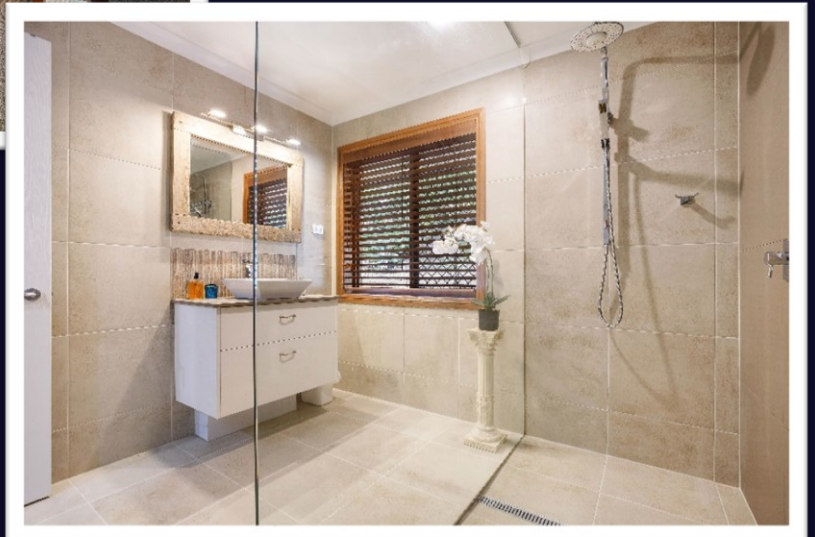
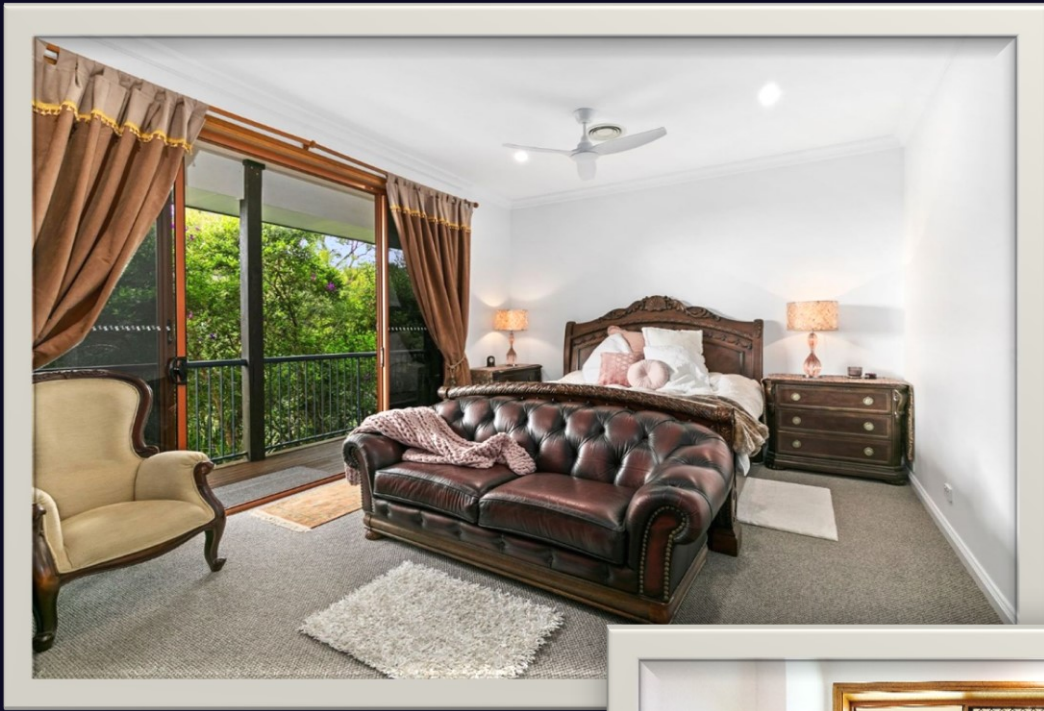
Summary

- ✓ Approximately 9.5 Acres of total privacy surrounded by State forest- faces East/ North East
- ✓ Beautiful, high spec, newly transformed Ranch style homestead with all features for complete comfort living
- ✓ Whole home & property is freshly painted, new flooring, new electrics, new solar system with state-of-the-art Wi-Fi battery backup (electricity credits!), new landscaping, and a range of numerous other features
- ✓ Passive solar design - Home is East/ North East facing for beautiful morning sun/ year-round comfort and outside entertaining under deck
- ✓ Massive deck that runs the length of the side of home overlooking private pool, green hills (State Reserve) & paddocks. Opens to kitchen/living/ master. Entertaining heaven!
- ✓ 2 Large sheds (parking/ hobby/ workshop or business enterprise STCA) with 3 Phase power/ water/ wifi. Sheds each 12m x 8m each = Almost 200sqm shed space)// 3 Phase power and water to sheds. (Shed location would make ideal potential 2nd home location/ relocate shed to Stage area or vice versa).
- ✓ Magnificent 110,000 litre pool with landscaped easy-care gardens and shady cabana
- ✓ Modern large solar system with battery backup (hot start so no downtime and no messing around with generator's etc// Semi off grid as needed)// Wifi App interface
- ✓ State of the art SpaceX Starlink Satellite high speed internet communications - wifi and mobile phone.
- ✓ 3 Phase power to home and sheds.
- ✓ Smart meter (Electrical) No meter reads, can view usage by Origin App
- ✓ Zoned Ducted reverse cycle heating and cooling as well as fans in selected areas.
- ✓ Vac-Maid auto ducted vacuum system throughout home.
- ✓ Security via several wifi cameras including wifi enabled doorbell with video capture capability and remote access and viewing.
- ✓ Low maintenance gardens/home surrounds. Paddocks professionally managed (very affordable)
- ✓ Over 50,000 litres of useable water (tanks/ 3) with pre-prepared area for additional 50.000L or more













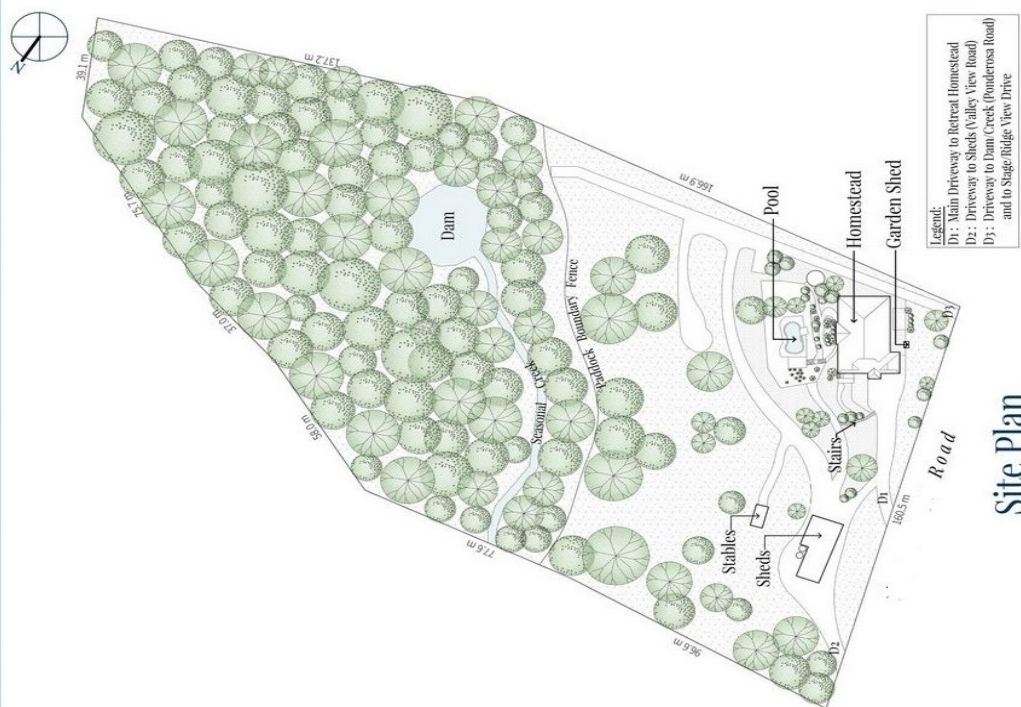
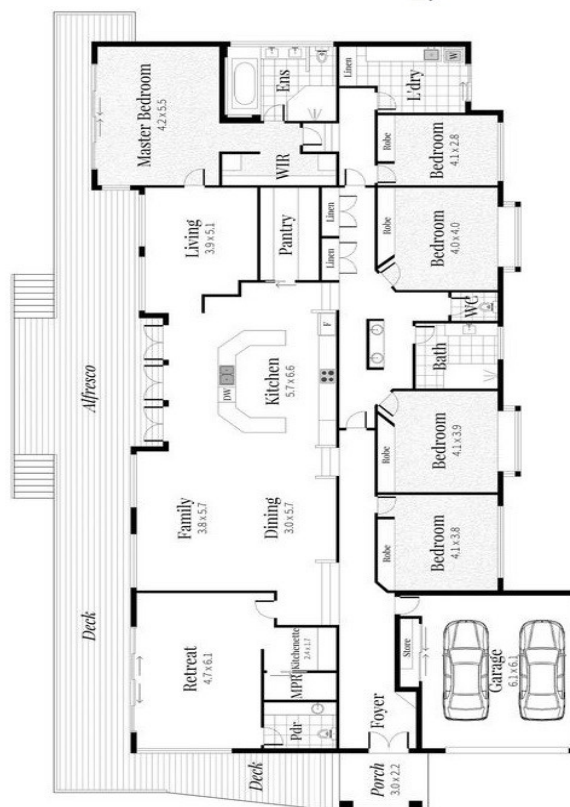
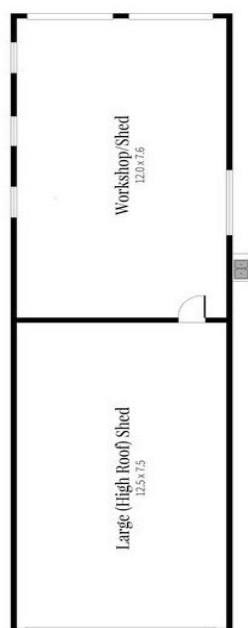


Note all timings are approximate and may vary due to traffic etc.

TALLOWWOOD RETREAT



Main Roof: 547 m ²	External: 218 m ²	Total Area: 765 m ²
-------------------------------	------------------------------	--------------------------------



Site Plan

Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

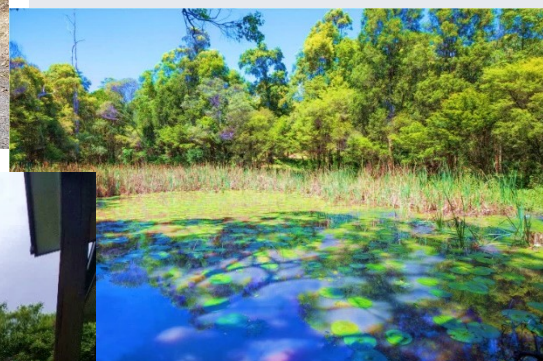
Special Items

Solar with Battery Backup (Elec Credits)

Several internal roads for access (4wd)

Business size sheds (200sqm / concrete floor/ 3 phase power/ own driveway)

Permanent dam / Huge pool entertainment area with spectacular forest views





Austinville Environment & Community

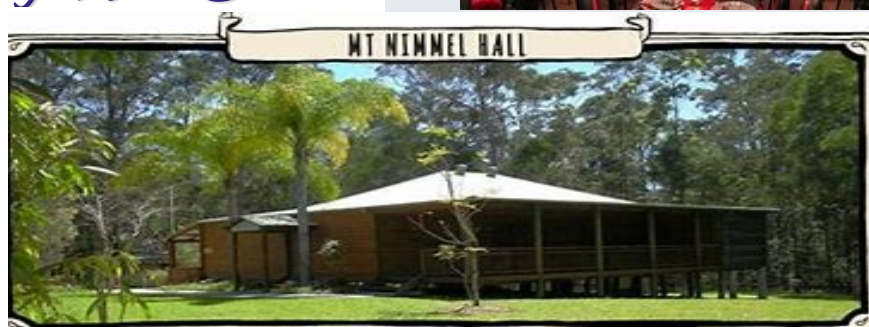
Austinville is a tightly held (intergenerational) environmentally pristine area with a warm and connected community! It is also known as the 'wedding capital' of the Gold Coast, hosting world class wedding venues



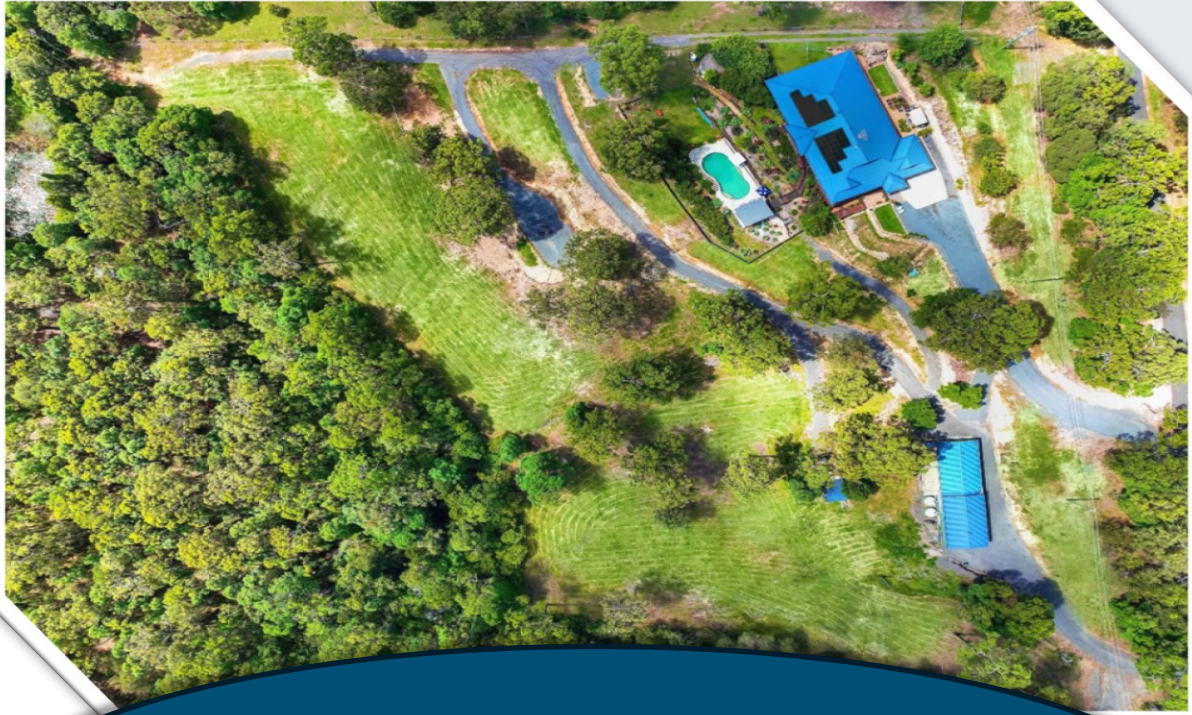
*Austinville
Rock Pools*



Community Hall Events



Majestic and Private

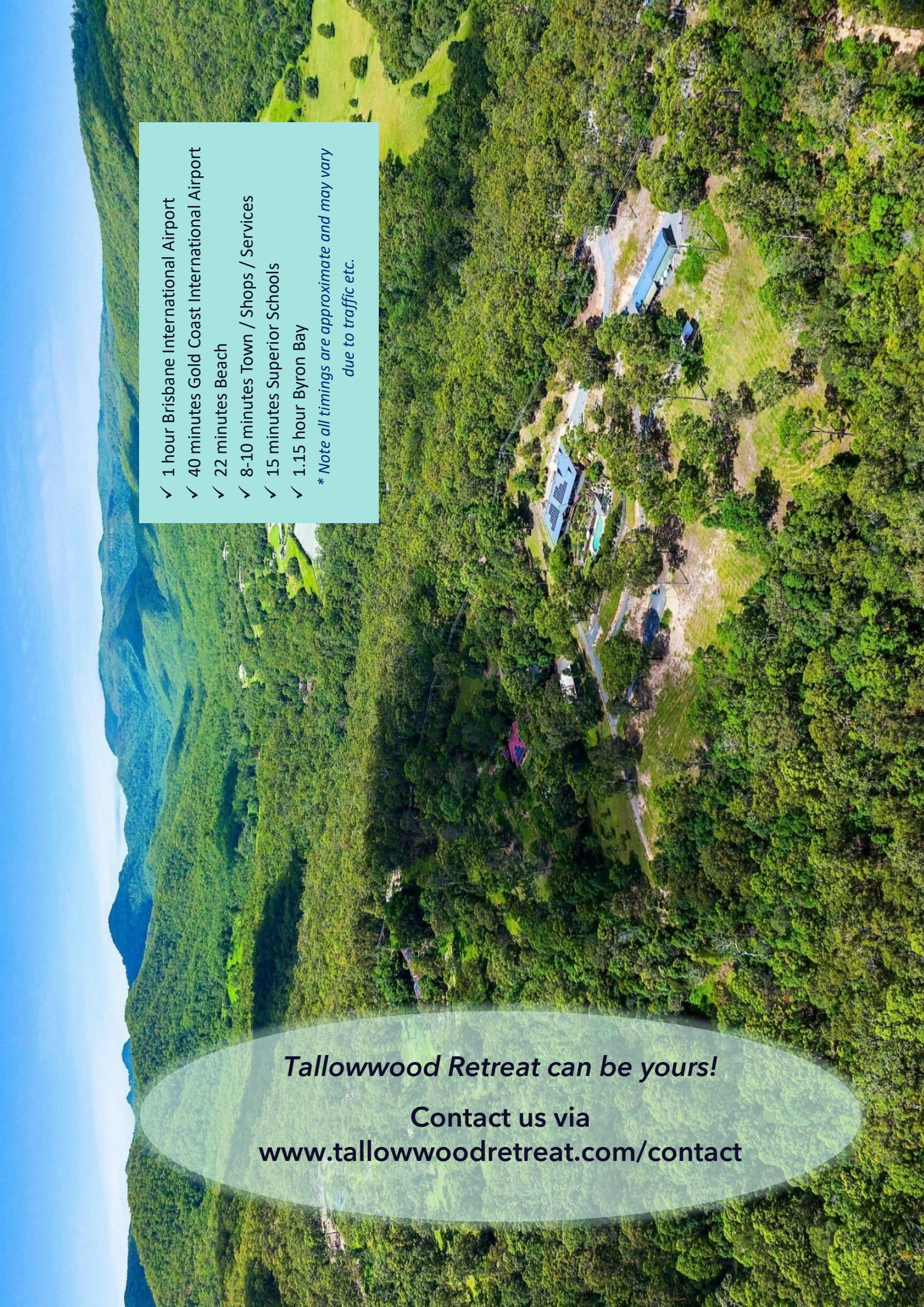


Your very own Kingdom!
Ready for you to create
your own future dreams !



An aerial photograph of a large, modern house with a prominent blue roof. The roof is equipped with several large solar panel arrays. The house features a wide, covered deck and is surrounded by lush greenery and trees. In the foreground, there is a large, kidney-shaped swimming pool with a white deck. A small, covered outdoor structure is located near the pool. The property is bordered by a stone wall and a driveway. The overall scene is a well-maintained, modern residential property in a natural setting.



- 
- An aerial photograph of a lush green forested area. In the center, there is a small building with a blue roof and a swimming pool. The surrounding area is densely wooded with various shades of green. In the background, there are rolling hills and a clear blue sky.
- ✓ 1 hour Brisbane International Airport
 - ✓ 40 minutes Gold Coast International Airport
 - ✓ 22 minutes Beach
 - ✓ 8-10 minutes Town / Shops / Services
 - ✓ 15 minutes Superior Schools
 - ✓ 1.15 hour Byron Bay

** Note all timings are approximate and may vary due to traffic etc.*

Tallowood Retreat can be yours!

Contact us via
www.tallowoodretreat.com/contact