

# Villa Ruhamah For Sale

## Australia, Queensland, Hamilton 4007

POA €

### QUICK SPEC

Year of Construction	POA
Bedrooms	6
Half Bathrooms	
Full Bathrooms	7
Interior Surface approx	POA m2 - POA Sq Ft.
Exterior Surface approx	4,258 m2 - 45,832 Sq Ft
Parking	7 Cars
Property Type	Single Family Home

### TECHNICAL SPECIFICATIONS

Set across eight titles comprising a massive 4258sqm, "Ruhamah", meaning love, mercy and compassion, is a unique Edwardian gem which has had just four owners in its 110-year lifetime. The current owners, who have lived in the property for 26 years, have lovingly restored and maintained the home to create an exclusive haven of luxury in the tightly-held dress circle of Hamilton Hill.

Beyond the abundant classic timber French doors and windows, to the sprawling verandahs are the most magnificent gardens, an expense of manicured hedges, topiaries, lush planting, championship tennis court and terraces all crowned by mighty Poinciana trees giving a magical sense of privacy and seclusion. A true sanctuary unrivalled and unforgettable!

"Ruhamah" with its extensive period features including high pressed-metal ceilings, chandeliers, billiard room with overhead lighting and leadlight turret ceiling and the polished hard-wood floors throughout exudes unrivaled luxury, and still retains the warmth and welcome of a family home.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 6

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 7

- Full Bathrooms -
- Half Bathroom -

## OTHER ROOMS

- Two formal dining rooms
- Two living rooms
- Billiard room with overhead lighting and leadlight turret area

- Chef's kitchen with butler's pantry
- Six bedrooms, seven bathrooms and powder room

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Furnace

## INTERIOR FEATURES

- High pressed-metal ceilings
- Chandeliers
- Hardwood polished floors 365,000-litre water tank with an ultra-modern, industrial-grade filtration system
- Undercover parking for seven cars

## EXTERIOR AND LOT FEATURES

- Green house/garden area
- Views to the river from the verandah
- Tepanyaki terrace and outdoor dining area

- Enclosed pool house with glass panelled roof
- Floodlit championship tennis court set on a suspended concrete slab

## POOL AND SPA

- Outdoor Pool

## LAND INFO

- Lot Size: POA m2 - POA Sq Ft

## GARAGE AND PARKING

- Garage Spaces: 7
- Parking Spaces:

## SCHOOL INFORMATION

Education in Australia has a high literacy rate with education free and compulsory between ages 5 and 16:

- East Brisbane State School
- Brisbane Montessori School
- St Anthony's Primary School
- St Peters Lutheran College

## AMENITIES AND COMMUNITY FEATURES

- Your senses will be touched from the moment you enter through the elegant timber gates reminiscent of the beauty of a bygone era to "Ruhamah".
- The grandeur, location and elegance of "Ruhamah" make it one of those refined Queensland properties. Located only minutes' drive from Brisbane's CBD and airport property of this calibre is very rarely available.

## BUILDING AND CONSTRUCTION

- Living: 4,258 m<sup>2</sup> - 45,832 Sq Ft
- Year Built: POA
- Location : N/A
- Topography :Flat

- Levels or Stories: 3
- Structure Type: Colonial
- House Style: Estate
- Furnishing : Furnished
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## OTHERS

- Tennis Court
- Garden views
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## ABOUT THE AREA

Australia, officially the Commonwealth of Australia, is a sovereign country comprising the mainland of the Australian continent, the island of Tasmania, and numerous smaller islands. It is the largest country in Oceania and the world's sixth-largest country by total area

Queensland is an Australian state covering the continent's northeast, with a coastline stretching nearly 7,000km. Its offshore Great Barrier Reef, the world's largest coral reef system, hosts thousands of marine species. The city of Cairns is a gateway to the reef and tropical Daintree Rainforest. The capital, Brisbane, is flanked by the surfing beaches of the Gold and Sunshine Coasts.

Brisbane, capital of Queensland, is a large city on the Brisbane River. Clustered in its South Bank cultural precinct are the Queensland Museum and Sciencentre, with noted interactive exhibitions. Another South Bank cultural institution is Queensland Gallery of Modern Art, among Australia's major contemporary art museums. Looming over the city is Mt. Coot-tha, site of Brisbane Botanic Gardens.

Hamilton is located on the banks of the Brisbane River, approximately 7km north of the Brisbane CBD. The suburb is dominated by Hamilton Hill, from which residents enjoy spectacular views of the river and the city. Views also extend to Mount Coot-tha to the west and Moreton Bay to the east.

Throughout Brisbane's history, Hamilton has always been the city's most prestigious suburb, and is generally referred to as one of Brisbane's "old money" areas. In the early days of Brisbane, Hamilton was home to many aristocrats and clergy, and today is still home to many of Brisbane's most powerful families, as well as the city's business elite.