

# 1 Kate Court, Chuwar, Qld 4306

## House For Sale

Wednesday, 12 June 2024



1 Kate Court, Chuwar, Qld 4306

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 900 m2

Type: House



Rob and Gillian Dargusch  
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## JUST LISTED

**WALK to KARALEE SHOPPING VILLAGE FENCED & ELEVATED 900SQM CORNER PRISTINE PRESENTATION & BEAUTIFULLY MAINTAINED AIR-CONDITIONED OPEN PLAN LIVING SEAMLESS INDOOR / OUTDOOR ALFRESCO**

An immaculately maintained and beautifully presented home, positioned on a generous 900sqm corner within walking distance of Karalee Shopping Village, Karalee Tavern, Doctors, Gyms and more. The elegant alfresco and fully fenced rear yard offer an elevated aspect and seamless flow for indoor outdoor living. The spacious design of the home genuinely integrates four bedrooms plus a dedicated office or fifth bedroom. The light filled living areas boast windows to the floor allowing uninhibited visual extension of the private outdoor living areas and beautifully landscaped backyard. Experience for yourself the convenience of living in a stunning home in one of SEQ's most livable lifestyle locations. Located well above flood levels and ready to move in now. You won't want to miss this one.

**FEATURES:** Four built-in bedrooms Plus 5th bed or office Master bedroom boasts walk in robe and ensuite Central galley kitchen provides DW, breakfast bar & loads of cupboards Kitchen, meals and living area are the central hub Formal lounge and dining complement the home Seamless flow to blissfully private Under Cover Alfresco Separate laundry Double garage with remote control & internal access

**UNMISSABLE EXTRAS:** Four air-conditioners Insulation & Security Screens Outdoor Screening to Alfresco Back to Base Alarm System Floor length windows in living areas Full pressure town water & septic system Supplementary rainwater tank & pump Fully fenced rear yard

**EXTRA INFO:** Water: \$283 plus usage Rates: Approx \$550 a quarter

**LOCATION LOCATION:** Walking Distance to Karalee Shopping Village with supermarkets and a host of retail outlets, doctors, chemist and more Close to local State Schools & buses to Private Schools 10 Mins\* to Ipswich CBD 45 Mins\* to Brisbane CBD On hour to the Gold Coast For further information or your welcome inspection please call Rob Gillian or the Team at NGU Real Estate Karalee.

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