

**10 Selwyn Street, Cranbrook, Qld 4814**



**Sold House**

Saturday, 9 March 2024

10 Selwyn Street, Cranbrook, Qld 4814

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 3**

**Area: 628 m2**

**Type: House**



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**\$280,000**

Picture this: Sitting of an evening under an expansive patio surrounded by lush vegetation, the sound of water in the pool, watching lorikeets fly past and local wallabies feeding on the footpath. This prime location is within walking distance of Ross River and offers native vegetation and wildlife in abundance. Our owners have created a relaxing ambiance to the property that you are hard-pressed to find elsewhere. Set behind an impressive steel and timber fence, this property has the luxury of an inground swimming pool, a flyover patio with paved floors and insulated ceiling, a fully converted shed, and a steel donga for storage. The covered space is large enough to accommodate motor homes/caravans/boats or multiple vehicles. Our vendors have left an impressive footprint for the new owners to expand and add their touches. Shed: • 5.6m x 5.6m fully converted for temporary accommodation but not council-approved as a house • Sheeted walls with raked ceilings to 3m, steel mesh on the windows and screen door • Modern kitchen with timber-look cabinetry, induction cooktop, electric oven, pyramid rangehood, LED cove lighting, and tiled splashbacks • Bathroom has a tiled walk-in shower stall with niches, Grohe taps and faucets, toilet and floating vanity • Daikin reverse cycle air conditioner with asthma-grade air filter • Vinyl timber-look planking, roller blinds, heavy curtains, two chandeliers, and multiple power points • Fully insulated and VJ boards on the exterior • Exterior laundry with timber cabinetry (including front-loading Samsung washing machine) and potential for outdoor kitchen • Swann security cameras (4) installed, FTTP NBN installed, USB & TV points inside and out Yard: • Flyover patio with insulated roof, steel frame, LED lighting, ceiling fan, and pendant lighting, paved flooring (approx 11m x 5.7 m), ceiling height from 2.75m to 3.8m • Inground swimming pool with concrete stenciled walkways, established gardens, and secure block/timber fencing for privacy • Recently replaced sand filter, pump, and chlorinator • 6KW solar system with individual panel monitoring • Steel 6m x 2.5m donga on steel stumps for storage • Grand timber and steel framed front fence with sliding double gate and roofed entry pedestrian gate, solar lighting • Concrete drive leading to the paved undercover area Rates are \$2,123 per half-year including water. (\$4,246 p.a.) With an impressive amount of features included, the shed space has been designed as temporary accommodation while building a new house, and to do so in comfort. From irrigated lawns and gardens to solar panels, inground pool, and fruit trees, this property has strong appeal with an aura of country living. This is a must-see to fully appreciate what is on offer! Please contact Craig on 0400 048 940 to schedule a private inspection, or stop by one of our Open for Inspections.