

# 108 Phillip Crescent, Barellan Point, Qld 4306

## Sold House

Saturday, 28 October 2023



108 Phillip Crescent, Barellan Point, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4136 m2

Type: House



Rob and Gillian Dargusch  
0738130099



Taylor Barnard  
0738130099

**\$835,000**

FOUR LARGE & SEPERATE LIVING AREAS 8.2 x 5.3m UNDER COVER ALFRESCO PATIO 2.7M CEILINGS FIREPLACE & AIR-CONDITIONING WELL ABOVE FLOOD LEVEL FENCED & GATED REAR YARD Peacefully positioned on a generous 4136sqm, set back from the street, and enjoying a supremely private location and blissful, semi-rural setting. The generous proportions of the home boasts four good size, built in bedrooms and four large living areas, based around a central, well-equipped kitchen. The rear of the property is fenced and gated with access for vehicles and the front allows potential to add further infrastructure if desired. This property is a hidden gem, and is affordably priced for a quality home, in a high demand location providing a sought-after acreage lifestyle. Within 5 Mins of respected Karalee school & early learning centres, or Karalee Shopping Village with Coles & Woolworths, multi-medical services and a variety retailers. Bus services are available to further education facilities & it's only 15 Mins\* to easy Park & Ride to Brisbane CBD. Why choose Barellan Point to live? See what the Statisticians have to say about the tightly held Barellan Point Location - Excerpt from "The Daily Telegraph" Dec 2019: "For Brisbane, houses are kept in the family for 11.5 years on average. The longest stay period for the Sunshine State is Barellan Point just outside of Ipswich, and 47kms southwest of Brisbane's CBD, where homeowners stay in the semi-rural spot on the Brisbane River for 25.2 years". Don't Miss Out on this One. It's a Home and a Lifestyle!!

**PROPERTY FEATURES:** Private & Peaceful Semi-Rural Living on 4136sqm 2.7m Ceilings & FOUR separate living areas Large entry Central kitchen adjacent Meals/Dining & Living Area Four built-in bedrooms, all with fans Media Room Children's Retreat Formal Lounge Room with Combustion Wood Heater Master bedroom boasts Air-Con, Sep toilet, WIR & Ensuite & Spa bath Extra Car Accommodation with Double Carport

**UNMISSABLE EXTRAS:** Timber Plantation Shutters NBN Security Screens 8 Solar Panels Vacuumaid Fans Throughout All weather driveway Convenient garden/lawn locker Full pressure town water & 3,000 litre\* rainwater tank Well above flood levels

**LOCATION LOCATION:-** A brief 5 mins to Karalee Shopping Village with Coles & Woolworths supermarkets and a host of retail outlets, doctors, chemist and more 2 Mins\* to Karalee State School, Kindergarten & Day Care 5 Mins\* to local Boat ramp & Parks & Playgrounds 15 Mins\* to Dinmore Station for Park & Ride to Brisbane CBD 15 Mins\* to Ipswich CBD, UQ Ipswich Campus & more 25 Mins\* to Indooroopilly Shopping Centre 50 Mins\* to Brisbane CBD

Approximately =\*For further information or your welcomed inspection please call the agents listed below

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