

# 11 Atkinson Drive, Karana Downs, Qld 4306

Place. 

## House For Sale

Tuesday, 12 March 2024

11 Atkinson Drive, Karana Downs, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 3236 m2

Type: House



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## Offers Over \$749,000

INCREDIBLE OPPORTUNITY IN THE HEART OF KARANA DOWNS! ENSURE THIS HOME IS AT THE TOP OF YOUR MUST-VISIT LIST! UNAFFECTED BY 2011 OR 2022 FLOODING - A HOME THAT OFFERS PEACE OF MIND! Searching for a flood-free family residence with boundless potential? Look no further! This solid, 4-bedroom home, situated on over 3/4 of an acre, enjoys a commanding position overlooking the Atkinson Reserve and the picturesque Brisbane River. Nestled in a serene cul-de-sac and surrounded by mature trees, the tranquility that this residence has to offer will be clearly abundant upon inspection. Upon entering through the double door entry from the covered verandah, you're welcomed by a functional and inviting open floor plan. This layout effortlessly transitions from one room to the next, offering ample space to accommodate a growing family. With two generously sized living areas - one equipped with air conditioning ensure abound. The outdoor space offers boundless potential for whatever you desire. Imagine adding an alfresco area to fully embrace those serene river views and refreshing breezes! Consider a pool or a shed - there's ample space for both! Whatever extras you envision, the space and potential are here, just waiting to be realized. FEATURES: \*\* Quiet Cul-de-sac Location Overlooking the Brisbane River with River Access \*\* Circa 1990 Built, Single Level Brick Home \*\* 4 Spacious Bedrooms with Built In Robes \*\* Master Suite with WIR & Ensuite \*\* Family Bathroom with Powder Room \*\* Kitchen with Electric Oven, Stove & Dishwasher \*\* Big Corner Pantry \*\* Open Plan Living & Dining Area with A/C \*\* BIG Formal Lounge Room \*\* Formal Double Door Entrance \*\* Spacious Laundry & Linen Cupboard \*\* Front Verandah \*\* Single Carport \*\* 3236m<sup>2</sup> Block \*\* Fully Fenced Rear Paddock \*\* Above 2011 & 2022 Flood Levels - This House Has Not Been Flood Impacted PLUS! PLUS! PLUS! \*\* Split System Air Conditioning \*\* Security Screens \*\* Ceiling Fans Throughout \*\* Established Gardens \*\* Garden Shed \*\* Circular Driveway with 2 Entry Gates \*\* Quiet Cul-de-sac Position Currently Tenanted : Rented at \$600 Per Week : Lease Expires 26/06/2024. Current Rental Appraisal : \$630 - \$650 Per Week Council Rates \$472 per QTR (approx) Water access charges \$60 per QTR (approx) LOCATION!! LOCATION!! Minutes away local facilities including Service Station, General Store, Bakery, Pizza Shop, CHEERS Liquor House, Hairdresser, Pool Shop etc. The nearby Warrego Highway provides motorway access to the Gold and Sunshine Coasts as well as western areas including Toowoomba. Only 25 kms to Brisbane CBD, 15 kms to Indooroopilly and only 12 kms from the Ipswich CBD. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Place Karalee will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries in order to determine whether or not this information is in fact accurate.