

# 117 Baring Drive, Karana Downs, Qld 4306



## Sold House

Wednesday, 3 April 2024

117 Baring Drive, Karana Downs, Qld 4306

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 7890 m2**

**Type: House**



Helene Shephard

0732813800

**\$955,000**

There is a certain peace that returns to your soul when you drive in. Soak up the specular beauty and let the pace ease back a few notches. The bushland landscape spreads out at your feet all 7,890m<sup>2</sup>. Imagine coming home to the peace and privacy that only acreage provides. Sunlight streaming into each room and tantalizing glimpses of bush and sky at every turn. Your family brick home is ready for you right now. No waiting here. Imagine all this only 15 mins from Ipswich CBD and only 40 mins to CBD Brisbane, 47 mins to Brisbane Airport door to door. Let's talk. ALL THIS WILL MOVE YOU: OUTDOOR SCREENED ALFRESCO LIVING ZONE. PERFECTLY NORTH FACING. TWO SEPARATE LIVING AREAS. THREE PLUS REAL BEDROOMS. PRINCIPLE BEDROOM COMPLETE WITH PRIVATE ENSUITE. BEDROOM 2 FRONT BUSH VIEWS. BEDROOM 3 CLIMATE CONTROL AND PRIVATE REAR BUSH VIEWS. OFFICE / FLEX SPACE (or 4th Bedroom?). TWO MODERN BATHROOMS. COUNTRY SIZED KITCHEN WITH GAS COOKING, DISHWASHER AND ABUNDANT STORAGE. FRONT VERANDA TO TAKE IN THE SOUTHERN VISTA. REAR VERANDA FOR ACCESS TO THE HOME OFFICE. ULTIMATE POWERED SHED. OUTSIDE CONTINUES TO DELIVER - ENJOY THE VIDEO. The feel is a family home on a lifestyle flood free 7,890m<sup>2</sup>. Undulating landscape with the homestead on solid flat ground. The family of kookaburras will welcome you. Grow organic to suit. Two car lock up garage plus storage. 6m x 6m powered shed. Town water. Brisbane City Council rates are \$416.64 per quarter. NBN fibre to the node. WHEN LOCATION IS IMPORTANT TO YOU. Fast forward 10 years and your location, on this acreage, has you positioned for a strong capital gain. The Brisbane River Golf Club, Kookaburra Park's playground and public boat ramp plus the Karalee shopping precinct are all just minutes away. Canoe into Brisbane or join the water ski club. YOUR AREA IS SERVICED BY: Karana Downs Town Center - 2.4km / 3min Karalee Shopping Village - 5.8km / 7min Tivoli Drive in Theatre - 7.1km / 9min Riverlink Shopping Centre - 11.7km / 16min Ipswich CBD - 11.9km / 15min RAAF Amberly Base - 23.2km / 30min Brisbane CBD - 29.6km / 40min Brisbane Airport - 44.4km / 47min EDUCATION OPTIONS: Falling within the Mount Crosby State School and Ipswich State High School catchment areas and serviced by many private school buses, this property is also a short drive from St Joseph's and St Mary's Primary School, St Mary's and St Edmund's Secondary College and Ipswich Grammar Schools to name a few. Mount Crosby State School - 2.6km / 3min Ipswich State High School - 11.8km / 16min St. Edmund's & St. Mary's Colleges - 12.8km / 17min Ipswich Girls Grammar & Junior School - 13km / 17min Ipswich Grammar School - 13.1km / 17min St. Peter Claver College - 13.3km / 15min West Moreton Anglican College - 17.3km / 16min DISCLAIMER: First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.