

**118 Riverside Avenue, Barellan Point, QLD, 4306**

**Sold House**

Thursday, 13 April 2023



118 Riverside Avenue, Barellan Point, QLD, 4306

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Type: House**



Carrie Bischoff



Jacob Ayre  
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## **SOLD BY CARRIE BISCHOFF**

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MODERN FAMILY HOME WITH DUAL LIVING SET ON ALMOST 2 ACRES!!  
INTRODUCING 120 RIVERSIDE AVENUE, BARELLAN POINT

Never before brought to market and representing exceptional value, this sprawling, lifestyle property awaits your discovery. Built and established by the current owners, this light-filled, spacious and airy, brick home has been in the family for 38 years and is regretfully being offered for sale. From the palm tree-lined, circular driveway to the pool-side Bali Hut, the owners have spared no expense and lovingly crafted a home haven for all the family to enjoy. Elevated and set well back from the street on a 7153 sqm parcel and surrounded by other quality homes, the privacy and serenity you will find here is highly sought after but rarely found. Designed with a growing family in mind and able to accommodate everyone's needs with multiple living areas, generous bedrooms, family size kitchen, large rear deck and adjoining Granny Flat. A perfect entertainer's delight, with the kitchen easily servicing the rear timber deck and beyond to the inground pool and Bali Hut. The expansive, flat and fully fenced rear yard comes complete with a sturdy children's cubby, sandpit and slide, established gardens, trees and multiple sheds.

Located only minutes' drive to the local Karalee shopping precinct, Karalee Primary School and Day Care options, the parklands of Colleges Crossing and approximately 30 minutes to Indooroopilly and 45 minutes to Brisbane CBD, this home has all the country feels whilst being within easy access to a multitude of local shopping and schooling options and all that greater Brisbane has to offer.

### FEATURING :

- \*\* 7153sqm of acreage living
- \*\* Master with customized WIR Ensuite & Air-Conditioning
- \*\* All Bedrooms with Ceiling Fans & BIR
- \*\* 4th Bedroom or Study option
- \*\* Formal Dining + Lounge
- \*\* Separate Informal Dining + Lounge with Air-Conditioning
- \*\* Family Kitchen with Marble look Benchtops & Timber Cabinetry
- \*\* Loads of Bench Space and Storage
- \*\* Freestanding SS 6 Burner Gas Cook Top and Electric Oven
- \*\* SS Dishwasher + Double Door Fridge Space
- \*\* Renovated Ensuite, Main Bathroom & Laundry with Custom Built Cabinetry
- \*\* Polished Timber & Tile Flooring throughout
- \*\* Undercover Outdoor Alfresco Deck Area
- \*\* Sparkling In-Ground Pool with Shade Sail & Bali Hut
- \*\* 3 Bay Powered Shed/Workshop + Carport
- \*\* 2 Bay Non-Powered Shed
- \*\* Established Trees & Gardens Plus Garden Shed
- \*\* Flat Usable Land with Fully Fenced Rear Yard
- \*\* All Weather Driveway & Access to Rear Shed
- \*\* This Home was not Flood Affected

### The Granny Flat:

- \*\* Master with Extra Large WIR & Air-Conditioning
- \*\* Tiled Lounge/Kitchen/Dining with Air-Conditioning
- \*\* Additional Separate Lounge Area
- \*\* Kitchen with Under Bench Storage + Double Door Fridge Space

\*\* Butler's Pantry with Custom Shelving, Sink + Dishwasher/Washing Machine Space

\*\* Stylish Bathroom with Floating Vanity

Wait! There's more:

\*\* Ceiling Fans Throughout

\*\* Fully Insulated

\*\* Solar Hot Water System

\*\* 6.6 KW Solar System

\*\* Full Pressure Town Water Supply

\*\* Pool Safety Certificate Provided Prior to Settlement

LOCATION, LOCATION:

7 Min Drive to Karalee State School

10 Min Drive to Karalee Shops

15 Min Drive to Dinmore Train Station Park & Ride

20 Min Drive to Ipswich CBD

45 Min Drive to Brisbane CBD

Easy Commute to RAAF Base

Don't miss this rare opportunity to secure this wonderfully loved and maintained family home with dual occupancy accommodation.

For your welcome inspection call Carrie on 0431 779 154.

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