

120 Fernvale Road, Tarragindi, QLD, 4121

Sold House

Saturday, 15 July 2023



120 Fernvale Road, Tarragindi, QLD, 4121

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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GRAND SIZE FAMILY HOME ON PRIVATE 1206 M2 ALLOTMENT

Eco friendly, extra-large quality built 2 level Brick Home, built in 2000.

A quick overview of this delightful home:

Featuring formal entry, open plan spacious living/dining and kitchen that flows onto the outdoor entertaining area, formal dining room, formal living room, plus an additional huge living room on the upper level, Large central void above the internal staircase, 4 spacious Bedrooms, Master with walk-in robe and ensuite, 2nd bedroom with walk-in robe, large home office, 2 bathrooms plus a large powder room and laundry. Wrap around under cover entertaining area with ceiling fans. Double car accommodation, and plenty of off-street parking. Plus, an abundance of storage cupboards throughout the home, and a beautiful, treed outlook from the interior of the home.

Gourmet kitchen - Stone benchtops large island bench with plenty of drawers and breakfast bar, 900 ml stainless steel gas cooktop, oven, concealed rangehood, dishwasher, double sink, filtered water, lots of cupboard and bench space including an extra-large pantry. A wall of louvre windows lets lots of light and the bi-fold windows open out to the entertaining area and allow beautiful breezes to flow through.

ADDITIONAL ECO FRIENDLY, AND SUSTAINABLE BENEFITS:

- The insulation is rated 8 which makes the house very comfortable to live in without air conditioning. It works best if the house is closed before dark in winter. In summer the louvres remain open (Crimsafe installed) and the three outdoor fans on to circulate the air. Windows are tinted which also assists to keep the home cool. There are screens on the south, east and west windows upstairs for sun protection. The trees do their bit as well. The owners have never used a heater in this house and only occasionally use a pedestal fan in the bedroom on the hottest days of summer.
- 2 x 23,000 litre water tanks. 1 house and 1 garden. If the house tank runs dry town water will kick in automatically although the garden tank can be pumped to the house tank if preferred. Both tanks have first flush diverters, and the house tank is filtered for sediment at the tank and triple filtered through the drinking tap in the kitchen.
- All gutters on the house are enclosed with stainless steel mesh which also assists to keep the water clean as well as doing its real job of keeping the gutters clear.
- Floor coverings are all commercial as the owner's preference is for sustainability. The granite retaining wall was chosen for the same reason.
- Visitors to the yard include a variety of birdlife (tawny frogmouths, magpies, currawongs, butcher birds, blue faced honeyeaters, rainbow lorikeets) and lizards (skinks, blue tongues, water dragons). The pond is home to a large colony of striped marsh frogs and some tusked frogs.

This amazing home is nestled on a private and lush 1206 m2 allotment, close to transport, walking distance to Wellers Hill & St. Elizabeth Schools, Pre-Schools, parklands, Café & dining precincts can all be found close by. Easy access to Toohey Forest reserve walking tracks and the bikeway trails directly into the CBD and around the inner south. A short trip onto the M3 puts you minutes from the CBD, southbound to the Gold Coast or through the tunnel network to the Airport or Sunshine Coast.