

12231 Carnarvon Highway, St George, Qld 4487



House For Sale

Wednesday, 17 April 2024

12231 Carnarvon Highway, St George, Qld 4487

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 2 m2

Type: House



Elders Real Estate Corporate
0738405522

\$1,300,000

Welcome to 12231 Carnarvon Highway, St George—a picturesque five-bedroom home set on a generous 5 acres with direct access to the river. Journey up the tree-lined drive and discover the promising potential and current assets of this exceptional home. Enjoy open plan living, a spacious veranda overlooking the Balonne River, and a large shed with former bathroom/kitchenette. Conveniently located just a brief 5-minute drive from St. George, this property offers the perfect blend of countryside serenity and modern convenience. This home boasts a range of key features designed for comfort and convenience. The open plan kitchen/dining space offers a designated dining area and a spacious kitchen with a kitchen bar, walk in pantry, views onto the river and a woodburner. Four out of the five bedrooms are equipped with air conditioning, this home featuring a combination of ducted and split systems throughout. Each bedroom also offers built-in cupboards for ample storage. The master bedroom features two large built-in cupboards, both split system and ducted air conditioning, an ensuite bathroom, and direct access to the veranda, which can also be accessed from the open-plan living area. Both the ensuite and main bathroom have been tastefully renovated ensuring a modern and pristine feel. There is also a separate toilet which can be located next to the main bathroom. At the front of the home, a well-appointed lounge area can be found. Furthermore, this home includes a laundry room, hobby/office space and a large veranda at the rear of the property, overlooking the river and with stairs or a ramp to access the garden. Beyond the confines of the home, this property offers an array of standout features. A spacious shed measuring 16.5m x 10.5m, which served as the former residence during the home's construction in the 1990s, comes complete with a former bathroom and kitchen area, providing versatile space ideal for various uses. Double access, including sliding door access for vehicles and machinery, adding practicality. Adjacent to the shed, a two-car carport offers additional parking, complemented by another carport on the opposite side of the home. The well-maintained garden benefits from a manual lawn sprinkler system, easily activated next to the house. A substantial solar power system network situated in the front yard underscores the property's commitment to sustainable living. Water access is plentiful, with 3x 5000-gallon rainwater tanks, access to river water, stock/domestic water, and a 2.5-meg water allocation. Completing the outdoor amenities, a designated dog yard ensures the comfort and security of furry companions within the expansive garden. This versatile property provides numerous options for potential buyers. Whether you're considering raising livestock, keeping horses, or simply enjoying direct access to the river for water-based activities, this property offers a range of possibilities to suit your lifestyle.