

# 14 Nerrina Court, Karana Downs, Qld 4306



## Sold House

Friday, 17 November 2023

14 Nerrina Court, Karana Downs, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1733 m2

Type: House



Rob and Gillian Dargusch  
0738130099

**\$970,000**

**TWO LEVELS OF LIVING MASSIVE DECK** Overlooking Pool Gardens & Golf Course  
**DUCTED AIR CONDITIONING STYLISH RENOVATIONS & UPGRADES THROUGHOUT** Enviably situated on 1733m<sup>2</sup> in a blissfully quiet, tree studded cul-de-sac overlooking the peaceful Karana Downs Golf Course. This show stopping home is encased by elegant, resort style gardens that also boast a pool and gazebo within its private sanctuary. The split-level design of the home captures the essence of the gently sloping block and provides Two Levels of comfortable living space, perfect for large or blended families. Internal stairs provide a seamless flow that integrates both levels of this spacious home. The massive deck catches breezes to channel through the living areas and provides views that overlook the pool and golf course from inside and out. This much-loved family home has been immaculately maintained and is being presented to the market for the first time after being tightly held for over 30 years. Inspection is a must AND you will be impressed with the following features:-

**THE HOUSE** Seamless integration of Two Spacious Levels of Living – Ideal for Guest Accommodation or Large & Blended Families  
Traditional Main Level is a Complete Family Home Three built-in bedrooms upstairs with Ensuite to Master  
Upstairs lounge, kitchen and meals  
Huge Deck for effortless entertaining  
Stylish renovations to kitchen, both bathrooms and laundry  
Lower level provides large fourth bedroom with private study nook & garden exit  
Huge rumpus/living area  
Spacious laundry with loads of bench space and cupboards (also ideal for mini downstairs kitchenette)  
Internal Stairs  
Third toilet downstairs for convenience

**THE UNMISSABLE EXTRAS** Saltwater Pool & Balinese Style Gazebo  
Easy Access Ramp  
Easy Access to Double Carport  
Large linen storage & huge under stairs storage  
New Carpets, freshly Painted & Décor Upgrades  
Dishwasher & Caesar stone benches  
Shaded alfresco area under deck for further outdoor living  
Huge lockable workshop and storage area under the home  
Crimsafe & Diamond Grill Screens  
Fans Throughout  
Masses of lockable storage under the home  
NBN Available  
Sewer plus Full pressure town water and sewer  
Garden Locker  
Paths & gardens & lighting through a Tropical Oasis

**THE LOCATION** Within minutes of Mount Crosby State School & Early Learning Centres  
Handy to local convenience shops, doctor, dentists, vet, chemist & takeaways  
Close to Karalee Shopping Village, Woolworths, Coles and variety retailers  
Close to Kookaburra Park and Brisbane River Boat Ramp & River Parkland  
Just 15 Minutes to Ipswich CBD or 20 Minutes to Indooroopilly Shopping Town  
35 Minutes will see you in the Brisbane CBD and an hour to the Gold Coast  
For further information or your welcome inspection please call Rob and Gillian Dargusch at NGU Real Estate Karalee.

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