

**16 Ann Street, Kalbar, Qld 4309**



## House For Sale

Wednesday, 24 April 2024

16 Ann Street, Kalbar, Qld 4309

Bedrooms: 3

Bathrooms: 2

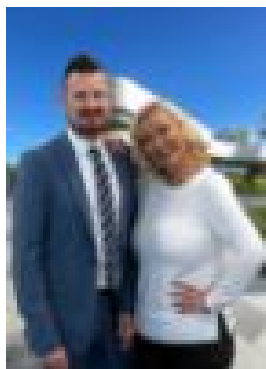
Parkings: 4

Area: 1201 m2

Type: House



Glenn Ball  
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Lisa Jensen  
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## OFFERS OVER \$998,000

• BEAUTIFUL QUEENSLANDER - HERITAGE CHARM & MODERN ELEGANCE • 3 BEDROOMS - 2 WITH AIR-CON AND WARDROBES • 2 MODERN BATHROOMS • MODERN KITCHEN WITH DOUBLE OVEN AND ISLAND BENCH • SEPARATE DINING ROOM • DOWNSTAIRS LIVING OFFICE/STUDIO SPACE WITH BATHROOM • DOUBLE POWERED SHED + DOUBLE TANDEM CARPORT WITH STORAGE • FULLY FENCED 1201M2 BLOCK

Step into the enchanting world of 16 Ann Street, a grand residence known affectionately as "Fassifern Place". Nestled in the scenic beauty of Kalbar, this exquisite Queenslander home is a captivating blend of heritage charm and modern elegance, perfectly designed for both relaxation and entertaining. As you approach the property, be enchanted by the beautiful cottage garden, an array of lush fruit trees, and a welcoming garden path that leads you to this elevated and stately home. The majestic front verandah, adorned with an original bullnose roof, offers panoramic views that promise endless days of serene enjoyment. Inside, discover the rich warmth of wide honey-coloured hoop pine floors that complement the classic tongue and groove walls and high ceilings, enhancing the home's historic allure. Each room breathes an air of sophistication, from the breezy corridors to the formal dining space accented with an inviting archway. The heart of the home features a modern kitchen equipped with stone benchtops, a double chef's oven, and an almost-new drawer dishwasher. Ample bench and cupboard space, including a practical island bench, make this kitchen a culinary enthusiast's dream. Adjacent to the kitchen, a cosy dining space and an air-conditioned lounge offer perfect spots for casual meals and relaxation. Venture downstairs to find a generously-sized, air-conditioned studio/office space. This versatile area includes its own modern bathroom, a servery window linking indoor comfort to outdoor charm, hidden fridge space, and integrated laundry facilities, providing the ideal setting for creativity or a private retreat. Living in this home means enjoying not only the aesthetically pleasing and functional features but also the practical benefits of seven solar panels, town water and sewage services, and two water tanks equipped with electric motors, all on a fully fenced 1201m2 block. The property includes a double tandem carport with built-in shelving, offering ample storage solutions. You will also find a double powered garage towards the rear of the home, perfect for all your gardening tools and other toys that need extra security and space. Situated just a short 6 minute walk from the heart of Kalbar township, you are never far from local amenities and community activities. Only a 10 minute drive to Boonah township, an approx. 30 minute drive to Yamanto Central and Amberley Airbase. 45 minute drive Ipswich CBD and just over an hour to Brisbane CBD. With all your much needed amenities just a short walk or drive away. 16 Ann Street is more than just a house; it is a beautifully presented and much-loved home ready to welcome new owners. Whether you're basking on the airy verandah, enjoying the lush gardens, or entertaining in the stylish interiors, this home promises a lifestyle of comfort and charm. Don't miss the opportunity to own this piece of Kalbar's heritage - a place where every corner tells a story and every view calls you to relax and stay awhile. For more information or to book an inspection contact the listing agents Glenn Ball and Lisa Jensen from First National Action Realty Ipswich.

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