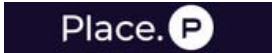


16 Riverside Avenue, Barellan Point, Qld 4306

House For Sale

Friday, 3 May 2024



16 Riverside Avenue, Barellan Point, Qld 4306

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 3283 m2

Type: House



Carrie Richard Bischoff
0431779154



Justine Wagner
0418768623

Offers Over \$799,000

**** FLOOD-FREE 3283SQM CORNER ALLOTMENT IN QUIET LOCATION** FAMILY HOME with CHARACTER PLUS** 5 CAR VEHICLE ACCOM + ADDITIONAL STORAGE** HOME BUSINESS / GRANNY FLAT OPPORTUNITY** SUIT YOUNG FAMILIES, FIRST-HOME BUYERS, SMALL BUSINESS OPERATORS & THOSE LOOKING FOR PEACEFUL ACREAGE LIFESTYLE!** Welcome to 16 Riverside Avenue, a unique holding on an impressive 3283m², corner allotment of flat, useable land. The home offers double story living, with 3 bedrooms upstairs, and entertaining space, study and multipurpose room on the lower level. With an abundance of features both inside and out, this family home provides privacy, tranquility and is well suited to many family dynamics. Upstairs: The master suite, with walk-in-robe, and en-suite and opens directly to the wrap around verandah - providing an ideal parents retreat. 2 further bedrooms (both with built-ins) are serviced by the large family bathroom - with spa-bath and shower plus separate toilet. A large functional kitchen with good storage and bench space has a gas cooktop, dishwasher and large corner pantry, a well sized kitchen to cook in and entertain from. Flowing from the kitchen is the open plan dining & living - all with direct verandah access to enjoy the beautiful seasons. A wood fireplace features in the living room, creating an ambience on those cooler evenings. With a combination of hardwood flooring and slate tiles - the upper level of this home has a neutral colour pallet with a scope to make it your own! Wrap around verandahs, catching both the morning sun and afternoon shade complete the upstairs, and provide further living space to enjoy. Downstairs: A large entertaining space, with a bar, provides ample space for your family to enjoy. The addition of a study and multipurpose room (including en-suite) and the laundry complete the lower level. A unique feature of 16 Riverside Avenue is the multipurpose room (with en-suite) which has its own entry points - lending itself to a home based business whilst maintaining the privacy of your own home, or a perfect teenagers' retreat. A large covered carport provides parking for three vehicles and an additional carport provides parking for 2 vehicle. A covered entertaining patio joins the carport to the entertainment area - creating a huge undercover space - perfect on summer days! Grounds: This expansive block is flat and usable, with established trees and gardens, all securely fenced, providing privacy and space for the kids to run and play. With dual street access, four water tanks and large workshop, there is still plenty of room for a pool if that is on your wish list! **PROPERTY FEATURES!** **** LARGE FULLY FENCED 3283M² USABLE FLAT BLOCK + MATURE TREES + DUAL STREET FRONTAGE** GENEROUS KITCHEN WITH EASY CARE TILES, MULTIPLE STORAGE OPTIONS & BUILT IN DISHWASHER** OPEN PLAN DINING & LOUNGE WITH WOOD FIREPLACE + AIR CONDITIONING, IDEAL FOR ENTERTAINING NO MATTER THE SEASON** MASTER BEDROOM WITH GENEROUS WALK-IN ROBE + ENSUITE + SLIDING DOOR VERANDAH ACCESS** 2 OTHER GOOD-SIZED BEDROOMS WITH CEILING FANS & BUILT-INS** FAMILY BATHROOM WITH SPA-BATH + SHOWER + SEPARATE TOILET** LARGE COVERED ENTERTAINMENT SPACE WITH BAR ** PRIVATE STUDY/WFH OFFICE** HOME-BASED BUSINESS SPACE WITH GENEROUS MULTIPURPOSE ROOM & ENSUITE** WRAP AROUND VERANDAH WITH SHADE SAILS & NEW TIMBER DECKING** 3 BAY CARPORT OFFERING PARKING FOR 3 VEHICLES + STORAGE SPACE ** ADDITIONAL CARPORT WITH SPACE FOR TWO VEHICLES! ** 4 WATERTANKS (ONE FEEDS DIRECTLY TO HOUSE)** Rental Appraisal - \$600-\$620 pw Council Rates - \$650 Per QTR (approx) Water Access Fee - \$62 Per QTR (approx) Drive Times to Local Facilities ****2 Mins Drive to Joseph Brady Park**5 Mins Drive To Karalee Shopping Precinct**5 Mins Drive To Karalee State School**9 Mins Drive To Colleges Crossing Reserve**10 Mins Drive To Mount Crosby State School + Kindy **14 Mins Drive To Karana Downs Golf Club and Bistro**15 Mins Drive To Dinmore Train Park & Ride & COSTCO**15 Mins Drive To Ipswich CBD, UQ Ipswich Campus **29 Mins Drive To RAAF Base**40 Mins Drive To Brisbane CBD** Approximately** A superb property ready and waiting for your inspection. Call Richard on 0408 477 188 today! **HAVE YOU HEARD OF BARELLAN POINT?** Barellan Point is a family friendly suburb located within the Ipswich City Council, nestled in the pocket where the Bremer River meets the Brisbane River. It has a population of 1,159 people, with an average age range of 40 - 59 and many of those residents (89%) being owner occupiers. In addition to its demographic profile, Barellan Point is known for its leafy, acreage lifestyle properties with large homes on acreage parcels. The suburb is characterized by its tranquil natural surroundings including riverfront, bushland and recreational spaces. Locals enjoy a movie or two at the nearby Tivoli Drive-In and the nearby bustling shopping precinct of the Karalee Shopping Village offers Coles and Woolworths, Medical Precinct, Café and takeaway facilities and within easy access to multiple schools and the Warrego Highway. **DID YOU KNOW?** Ipswich City occupies over 1,000 square kilometres of prime, centralised locale and is the key hub between South-East Queensland's Major Cities. From the Gold Coast to the South, the Sunshine Coast to the north, Brisbane City to the east and Toowoomba to the west, Ipswich enjoys its position

as one of Queensland's vital communities. Experiencing substantial growth, the area holds the title of Queensland's fastest growing city with its 231,000 strong population set to double over the next two decades. Serving as the central point for the surrounding regions, the city boasts both a culturally rich history and an opportunity rich future, with strong employment prospects in its many industries. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Place Karalee will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries to determine whether this information is accurate. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes