

# 164 College Road, Karana Downs, Qld 4306

## House For Sale

Monday, 22 January 2024



164 College Road, Karana Downs, Qld 4306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1369 m2**

**Type: House**



Rob and Gillian Dargusch  
0738130099

## JUST LISTED

PRIVATE & PICTURESQUE SEAMLESS INDOOR/OUTDOOR LIVING ELEGANT & COMFORTABLE LOW MAINTENANCE HOME WALK TO KARANA DOWNS GOLF CLUB CLOSE TO KOOKABURRA PARK & BOAT RAMP Privately situated in a prestige location and boasting golf course views from your own exclusive rim of the beautiful Brisbane River Golf Club at Karana Downs. This much sought-after location is just steps from your local early learning centre and a short drive to respected Mount Crosby State School. There are local convenience stores and a medical centre / chemist super handy, however, a five-minute drive brings you to extensive retail and dining facilities at Karalee Shopping Village. The huge outdoor alfresco spans almost the entire rear of the home and is equipped with electric roller blinds to ensure privacy and comfort. The bedrooms are built in and supported by two separate living areas. The kitchen & meals area is the hub of the home with a separate laundry and internal access to storage and the double garage. Circumstances have changed for the owners who are now releasing this property and offering for sale for someone else to enjoy. It is currently leased with a respectful tenant in place now. Ask the agent for more details. Don't miss your opportunity to secure it before it is gone again. Features at a Glance Include: \*\* Built in Bedrooms with fans & air-con to master\*\* Practical, functional modern kitchen & meals area\*\* Formal lounge\*\* Huge Alfresco with Electric Roller Blinds Fans & LED Downlights\*\* Stunning Bamboo flooring\*\* Plantation Shutters + CrimSafe & Other Security Screens\*\* Handy adjacent walkthrough Laundry\*\* Internal Access from R/c Double Garage\*\* Stunning private lawns & gardens with Garden Shed\*\* Renting @ \$500 per week Location: High and Dry Location 1 Mins\* to Kookaburra Park & Brisbane River boat ramp 2 Mins\* to Mount Crosby State School 2 Mins\* to Medical Centre & Pharmacy 3 Min\* to Karalee Shopping Village 15 Mins\* to Ipswich CBD 15 Mins\* to Kenmore Village 35 Mins\* to Brisbane CBD 35 Mins\* to Brisbane Airport For further information or your welcomed inspection please call Rob Gillian or the Team at NGU Real Estate Karalee. Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.