

# 17-19 Mitchell Street, Barellan Point, Qld 4306



## Sold House

Friday, 29 September 2023

17-19 Mitchell Street, Barellan Point, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 6374 m2

Type: House



Rob and Gillian Dargusch  
0738130099

**\$850,000**

EXTENDED CONTRACT Failed To Proceed PROPERTY AVAILABLE NOW CALL THE AGENTS - Don't Miss Out Again. TRADITIONAL FAMILY HOME With 4 Big Bedrooms & Genuine Office SPACIOUS LIVING AREA With Seamless Exit to Outdoor Living 7.5m x 6m SHED Plus 10.7m x 4.2m High Clearance Vehicle/Van Cover AIR-CONDITIONERS & FIREPLACE CLOSE TO PARKS & BRISBANE RIVER BOAT RAMPS WELL ABOVE FLOODS With Subdivision\*\* Potential Privately positioned on over an acre and a half (6374sqm) and enjoying a blissful semi-rural setting. The family home is suitably positioned on the large and lightly tree studded block to enjoy the ability to add further infrastructure or possibly subdivide\*\*. Life is interrupted by little else than birdlife also enjoying the quiet location and cool afternoon breezes. The current owners plan to downsize from their much-loved property and allow a new chapter to begin. The well-designed home integrates living and entertaining areas with a central, highly function cook's kitchen for the ultimate lifestyle opportunity. Luxury extras for comfortable living and convenience include the stylish, new kitchen, air conditioning, easy drive to respected Karalee school and Shopping Village, medical services and variety retailers and bus service to further education facilities & early learning centres and 15 Mins\* to easy Park & Ride to Brisbane CBD. Why choose Barellan Point to live? See what the Statisticians have to say about the tightly held Barellan Point Location - Excerpt from "The Daily Telegraph" Dec 2019. "For Brisbane, houses are kept in the family for 11.5 years on average. The longest stay period for the Sunshine State is Barellan Point just outside of Ipswich, and 47kms southwest of Brisbane's CBD, where homeowners stay in the semi-rural spot on the Brisbane River for 25.2 years". Don't Miss Out on this One. It's a Home and a Lifestyle!! PROPERTY FEATURES: Elevated & Peaceful 6374Sqm Well Above Flood Levels Ideal Cook's kitchen and Air-Conditioned Living areas Four Bedrooms plus big Office with External Entry for Home Business Fireplace in Generous Lounge/Living area Master bedroom boasts WIR, Ensuite & Air Con Double Garage with Internal Access Easy Flow to Extensive Outdoor Undercover Alfresco & Entertaining Areas 7.5 x 6m Powered Shed (3 Phase) High Clearance Titan Van Cover Upgrades to Bathroom and Ensuite UNMISSABLE EXTRAS NBN Two x New Daikin Air-Conditioners Plumbing to Fridge Some Crim Safety Security Doors & Windows Compliant Smoke Alarms New Biocycle System Garden Lawn Locker 3.5kw of Solar 3 x 5,000 rainwater tanks & full pressure town water All weather driveway LOCATION LOCATION:- A brief 5 mins to Karalee Shopping Village with Coles & Woolworths supermarkets and a host of retail outlets, doctors, chemist and more 2 Mins\* to Karalee State School, Kindergarten & Day Care 5 Mins\* to local Boat ramp & Parks & Playgrounds 15 Mins\* to Dinmore Station for Park & Ride to Brisbane CBD 15 Mins\* to Ipswich CBD, UQ Ipswich Campus & more 25 Mins\* to Indooroopilly Shopping Centre 50 Mins\* to Brisbane CBD Approximately =\*Subject to Ipswich City Council Approval =\*\*For further information or your welcomed inspection please call Rob and Gillian Dargusch NGU 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.