

# 17 Bottlebrush Crescent, Rifle Range, Qld 4311

STRUD

## House For Sale

Friday, 10 May 2024

17 Bottlebrush Crescent, Rifle Range, Qld 4311

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 3597 m2

Type: House



Julz Loomes  
0423871059



Casey Bugeya  
0487187237

## OFFERS OVER \$899,000

Nestled amidst the picturesque landscapes of the suburb of Rifle Range, this exceptional G&P Build acreage home stands as a testament to unparalleled craftsmanship and timeless design. A true sanctuary of luxury and comfort, this property offers a harmonious blend of expansive living spaces, premium amenities, and natural beauty. Boasting five generously proportioned bedrooms, including a lavish master bedroom, this home provides ample accommodation for families of all sizes. Each bedroom is thoughtfully designed to offer privacy and tranquility, ensuring a peaceful retreat at the end of a long day. The heart of the home lies within its three distinct living areas, where family and friends can gather to create lasting memories. From the spacious family room, perfect for casual lounging, there's a space to suit every occasion to the kids retreat, where children can play to their hearts content. Additionally, the cozy media room offers the ultimate entertainment experience, with plush seating and state-of-the-art audiovisual equipment for movie nights or gaming marathons. Designed with both style and functionality in mind, the two well-appointed bathrooms feature modern fixtures and luxurious finishes, providing a spa-like atmosphere for relaxation and rejuvenation. Whether unwinding in the sleek bathtub or refreshing in the oversized walk-in shower, every moment spent in these tranquil retreats is a true indulgence. For car enthusiasts or those in need of ample storage space, the double car accommodation offers secure parking and convenience. Beyond the main residence, a sprawling 14m x 7m shed provides endless possibilities, whether utilized as a workshop, studio, or additional storage area. Surrounded by the natural beauty of the Rifle Range, this property offers a rare opportunity to embrace a lifestyle of tranquility and serenity. Enjoy the large backyard with loads of space and opportunity to add a pool, while still being just moments away from local amenities, schools, and recreational facilities. Property Features: - 5 carpeted bedrooms, ceiling fans throughout - Ducted air-conditioning with smart phone operation - Ample storage space throughout - Built in robes all equipped with shelving - 10kW Solar system - 900mm Omega oven with 5 burner gas cooktop - Floor to ceiling tiles throughout the ensuite and bathroom - Separate laundry - Large shed which can fit all the tools, cars, toys you desire Location: - Ipswich CBD 40mins- Brisbane CBD 1hr 18mins- Clarendon State School 7mins - Lowood State High School 9mins - Mt Tarampa State School 10mins - University of QLD Gatton Rates: \$766.52 / qtr (subject to change) Water: \$65.34 / qtr + consumption (subject to change) Don't miss your chance to own this exquisite G&P Build acreage home in the Somerset region. Contact us today to schedule a private viewing and experience the epitome of luxurious living. Disclaimer: STRUD Property has taken all reasonable steps to ensure that the information contained 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 enquiries to verify the information contained in this advertisement.