

188 Merluna Road (1 Durham Court), Park Ridge South, Qld 4125

Acreage For Sale

Wednesday, 12 June 2024



188 Merluna Road (1 Durham Court), Park Ridge South, Qld 4125

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 4000 m2

Type: Acreage



PHILIP RESNIKOFF
0738002888



ULISES VASQUEZ
0418884861

Sanctuary | Private Corner Block

ACT NOW & SECURE THIS HOME - all offers will be considered prior to the June/July school holidays. Submit your offer by 5pm Thursday June 20th! In the event the property is not sold by this deadline, it will be going to Auction at 3pm on Saturday 27th July at the The Coffee Club Browns Plains Village Square at 18 Commerce Drive, Browns Plains QLD 4118. Located in a hugely convenient acreage pocket, this impressive property provides a coveted rural lifestyle while benefiting from the convenience and amenities of its close proximity to the Mount Lindesay Highway. Situated on a corner allotment, the property boasts an incredibly versatile setup with spacious family home, shed and yard all perfectly placed to ensure you may make the most of this acreage. You will be immediately impressed upon entry through the feature front fence with remote gate revealing a resort-style entry framed by landscaped gardens. The circular bitumen driveway frames the home's timeless facade and is sure to blow you away. Inside, the home utilises two wings to ensure the entire family has a space to retreat. The kitchen serves as the heart of the home, anchored by two separate living spaces that are bathed in natural light. Recently renovated, the stunning kitchen is sure impress even the most discerning buyer - it must be inspected to be appreciated. Boasting an effortless flow through to the great outdoors, this space interlinks the stunning covered and semi-enclosed outdoor entertaining area with views over the yard. Complete with outdoor kitchen area, you will be entertaining here year-round! There is also a great-sized two bay shed for those with extra vehicles to accommodate. There is plenty of land left to make this acreage your own - this property is a must inspect!

POTENTIAL DUAL LIFESTYLE: The dual-wing design allows for an easy conversion!

HOME FEATURES:

- Bedroom: 5 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans + Split-System A/C
- Master Suite: Spacious Room with External Access + Ensuite with Double Vanity, Heated Towel Rack and Three Shower Heads + Walk-in Wardrobe + Ceiling Fan + Split-System A/C
- Bathroom: 2 x Bathrooms + Separate Toilet + Separate Laundry
- Kitchen: Stunning Central Modern Kitchen with Stone Benchtops + Black Granite Oliveri Sink with Matching Pull-Out Tap + 900mm Bosch Induction Stovetop + 600mm Bosch Pyrolytic Oven Combined with Microwave Oven + Bosch Exhaust + Dishwasher + Pantry
- Living (a): Family Area Combining Kitchen + Meals + Lounge
- Living (b): Formal Living Combining Lounge + Dining
- Home Features: Ceiling Fans + Split-System A/C + Security Screens + 4 x Security Cameras + Cool and Cosy Insulation

OUTDOOR FEATURES:

- Side Access prepared for another shed to park caravans or toys or homes business equipment. Power has been provisioned to this area for future sheds.
- Outside area: Stunning Outdoor Entertaining Area with Outdoor Kitchen Area Overlooking Yard
- Car Space: Single Remote Garage + Single Carport
- Shed: 6m x 6m Two Bay Shed + Power
- Outside Features: Fully Fenced (6ft) with Side Access + Front Feature Fence with Remote Gate and Intercom + Landscaped Gardens + Bitumen Driveway + 5kW Solar System + 72,000l Rainwater Storage

IN-ROOM AUCTION EVENT:

- Time: 3:00pm Registrations - 3:30pm Start
- Location: The Coffee Club Browns Plains Village Square (Behind Bunnings Warehouse)
- Address: 18 Commerce Drive, Browns Plains QLD 4118 188-90 Merluna Road (1-5 Durham Court), Park Ridge South QLD 4125

***Buyers Request:** Building and Pest Report + REIQ Contract + Title Search

***Note:** The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review however this should not be relied upon and interested parties should rely on their own enquiries. (STCA - Subject To Council Approval)