

**2-4 Noela Street, Karalee, QLD, 4306**

**Sold House**

Thursday, 13 April 2023



2-4 Noela Street, Karalee, QLD, 4306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Carrie Bischoff

## **SOLD BY RICHARD & CARRIE BISCHOFF**

NEAT AS A PIN AND FASTIDIOUSLY PRESENTED on almost half an acre and packed with unmissable features, this low-maintenance, brick residence could be the perfect family home or next investment you've been waiting for!! Enjoying prime positioning in the blue-chip suburb of Karalee, high and dry from all flooding events and offering a private, leafy outlook in a quiet cul-de-sac position, be sure to put this one at the top of your MUST SEE list!

The home boasts an airy, open plan floorplan incorporating 3 generous bedrooms all with built-ins, two living areas or, optional fourth bedroom, modern family kitchen, seamless indoor/outdoor undercover integration and a private, shaded, tree studded rear yard aspect. The large block is a blank canvas and offers loads of potential for its new owners. With plenty of room for additional sheds or a pool, maybe both, the choice is yours. An inspection is a must to fully appreciate!

### **FEATURES AT A GLANCE :**

- \*\* Picturesque 1720sqm (almost half an acre) Fully Fenced & Usable Land
- \*\* Low Maintenance Brick Family Home
- \*\* Stylish & Spacious Kitchen with Breakfast Bar, Electric Cooktop/Oven + Dishwasher + Plenty of Under & Above Bench Storage
- \*\* 3 Good Sized Bedrooms with BIR's
- \*\* Main Bedroom with Reverse Cycle Air-conditioner
- \*\* Spacious Living Area with Reverse Cycle Air-conditioners
- \*\* 2nd Living Area Or Optional 4th Bedroom
- \*\* Main Bathroom with Shower/Bath & Separate WC
- \*\* Separate Laundry plus Linen Cupboard
- \*\* Large Rear Covered Alfresco Entertaining Area
- \*\* 2 Bay Powered Shed with RC Roller Door

### **PLUS!**

- \*\* Security Screens Throughout
- \*\* Gated Rear Access
- \*\* Established Gardens
- \*\* External Mounted Electric Roll-Down Blinds
- \*\* Security Screens Throughout
- \*\* All Weather Driveway
- \*\* NBN (FTTN)
- \*\* Hop, Skip & A Jump To Karalee State Primary School & All Local Amenities
- \*\* Easy Access To Warrego Highway
- \*\* Fastidious Tenants In Place Until 15/03/2023 Paying \$420 pw

### **BRILLIANT LOCATION:**

- \*\* High & Dry – Not Affected by 2011 or 2022 Floods
- \*\* ICC Locale
- \*\* 5 Minute walk to Karalee State Primary School & Childcare
- \*\* 5 Minute drive to Karalee Shopping Village
- \*\* 15 Minute drive to Ipswich CBD
- \*\* 40 Minute drive to Brisbane CBD & Airport
- \*\* 25 Minute drive to RAAF Base
- \*\* 15 Minute to Dinmore Park & Ride - (Train service to the city)

Karalee offers a peaceful family-friendly atmosphere to call home. Whilst still maintaining convenient access to all amenities we require for day-to-day living.

Urban Utilities - Water access charge - \$63.50 per quarter

Secure your viewing today. Call Richard & Carrie for your welcome inspection!

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