

22 Kulmaren Grove, Karana Downs, Qld 4306

Place. 

House For Sale

Thursday, 9 May 2024

22 Kulmaren Grove, Karana Downs, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 5033 m2

Type: House



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JUST LISTED!!

**** SUPREMELY QUIET, LEAFY KARANA DOWNS CUL-DE-SAC LOCATION !!** 5033SQM ELEVATED, FULLY FENCED & FLOOD-FREE BLOCK !!** LARGE FAMILY HOME + READY TO GO HOME SALON !!** PRIVATE INGROUND POOL PLUS GAZEBO !! ** NEWLY RENOVATED KITCHEN AND REFURBISHED ENSUITE !!** FULLY DUCTED AIR-CONDITIONING PLUS SOLAR SYSTEM !!**Step inside and enjoy the tranquility and upmost lifestyle that 22 Kulmaren Grove has to offer. An oasis boasting a large family home nestled on a private 1.2 acres of land. The heart of the home is the beautifully renovated kitchen with an abundance of high end features including soft close drawers, 2PAC cabinetry, under cabinet lighting, AEG induction cooktop, double fridge space, double Fisher & Paykel oven, dishwasher and marble tile backsplash! Creating family meals and entertaining will be a delight! With multiple living spaces and open plan design, offering large lounge room, plus living and dining, this property caters to many family dynamics. The addition of the large patio extends the living space and beautifully incorporates the indoor/outdoor flow. The master suite enjoys its own end of the home, creating a private parents retreat. Three additional bedrooms are located at the opposite end in the designated children's wing - serviced by the family bathroom. The grounds are undulating and offer a mixture of private established trees surrounding the perimeter plus open turfed areas, allowing ample space for the kids to play whilst maintaining complete privacy. The inground pool with gazebo will keep you entertained during the beautiful warmer seasons! With room for four vehicles, plus purpose build shed that has been set up to accommodate a home business, 22 Kulmaren Grove is a thoroughly appealing property with a lot to offer! Property Features:**** PORTICO WITH DOUBLE DOOR ENTRY** DUCTED REVERSE CYCLE DAIKAN AIR CONDITIONING THROUGHOUT (ZONED)** NEW KITCHEN BY KING SWAN - INSTALLED 2023** OPEN PLAN KITCHEN/LIVING/STUDY NOOK WITH ACCESS TO ALFRESCO** SEPARATE LIVING + DINING ROOM WITH CEILING FAN** LARGE MASTER SUITE WITH REFURBISHED ENSUITE & BIG WIR** 3 OTHER BEDROOMS, GOOD SIZE WITH BIR & CEILING FANS** MAIN BATHROOM WITH SEPARATE SHOWER & BATH + SEPARATE WC** GARAGE ACCOMMODATION FOR FOUR VEHICLES** INGROUND POOL AND GAZEBO (CHLORINATOR AND POOL PUMP REPLACED 2021)** LARGE COVERED ALFRESCO (ACCESSIBLE FROM THE DINING, MASTER AND GARAGE)** READY-TO-GO HOME SALON: POWERED, TILED & AIR-CONDITIONED GARDEN SHED ** ADDITIONAL GARDEN SHED** FREE STANDING GREENHOUSE** 5000L WATERTANK** 5.5KW SOLAR** MATURE TREES** NEAR NEW CARPETS THROUGHOUT** ALL WEATHER DRIVEWAY**Council Rates - \$387 Per QTR (approx)Water Access Fee - \$63 per QTR (approx)LOCATION!! LOCATION!!Minutes away local facilities including Service Station, General Store, Bakery, Pizza Shop, CHEERS Liquor House, Hairdresser, Pool Shop etc. The nearby Warrego Highway provides motorway access to the Gold and Sunshine Coasts as well as western areas including Toowoomba. Only 25 kms to Brisbane CBD, 15 kms to Indooroopilly and only 12 kms from the Ipswich CBD. Homes of this quality and caliber don't last! Call Carrie today for your welcome inspection!Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Place Karalee will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries to determine whether this information is accurate. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes