

# 22 Paterson Road, Yatala, Qld 4207

Harcourts property  
centre

## Acreege For Sale

Wednesday, 12 June 2024

22 Paterson Road, Yatala, Qld 4207

**Bedrooms: 6**

**Bathrooms: 3**

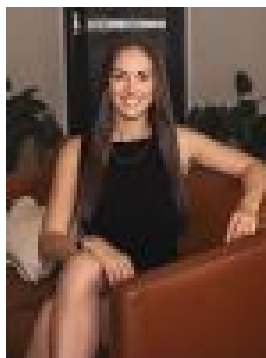
**Parkings: 6**

**Area: 6284 m2**

**Type: Acreege**



Renee White  
0733974280



Michaela White  
0426655955

## Auction

Nestled in the serene suburb of Yatala, 22 Paterson Road is a captivating residence set to go to auction in room located at 15 Harries Road, Coorparoo on Saturday 6th of July at 10:00am, unless sold prior. This Castle on the Hill, spread over 1.5 acres, perfectly marries rustic charm with modern industrial flair, creating an inviting and unique atmosphere that is sure to enchant. The home boasts six generously sized bedrooms, each featuring built-in robes, ceiling fans, and air conditioning, ensuring comfort and convenience for the entire family. With three spacious bathrooms, a large open-plan living area, and a home office/study, this property provides ample space for both relaxation and productivity. The heart of the home is the dream kitchen, designed with both functionality and style in mind, perfect for the home chef and entertaining guests. Outdoor living is a dream at 22 Paterson Road. The expansive alfresco area, complete with an outdoor fireplace, overlooks a sparkling pool, creating the perfect setting for year-round entertaining and relaxation. The property also includes a large paddock, fully fenced for safety, and an impressive 18m x 6m shed, offering abundant storage and workspace options. Additional features of this outstanding property include a fully fenced house yard and an electric powered front gate, providing added privacy and security. Features you'll love:- 6 x large bedrooms (4 rooms with BIR, 1 bedroom has built in study area, A/C, and ceiling fans in all rooms, master with WIR and ensuite)- 3 x bathrooms (main bathroom upstairs with separate bathtub and shower, and separate W/C)- Unique industrial style kitchen (with concrete bench tops, huge 5 burner Kleanmaid gas cooktop / electric oven, dishwasher, large pantry, sleek cabinetry, and ample bench and cupboard space)- Large open planned living area- Open planned kitchen and dining- Study area- 7 x split system air conditioners throughout- Industrial pendant lighting throughout- Concrete flooring- Exposed timber beams and brickwork throughout- Loads of floor - ceiling fans throughout- Ceiling fans throughout- Grand entrance with timber double doors- Barn doors throughout- Large alfresco area overlooking the pool with built in bar and outdoor fireplace- Inground swimming pool- Large shed (18m x 6m with additional covered storage space off the left-hand side)- Fully fenced yard for children and pets- Low maintenance Astro-turfed back yard- Fully fenced paddock out the back- 2 x bird aviaries - Fully fenced- Electric front gate - 1988 build- 6284m<sup>2</sup>- 198m<sup>2</sup> internally- Brick veneer, Oregon timber frame, tiled roof- Rates approx. \$900 per quarter Situated conveniently near the M1 motorway, commuting is a breeze from this ideal family location. Local schools such as Rivermont College, Trinity College, and Windaroo Valley State High School are just a short drive away, ensuring excellent educational options for your children. In addition, amenities like the Yatala Brewery and the Yatala Drive-In Movies offer unique entertainment and leisure activities for the whole family. Yatala's strategic position near major transport routes enhances its appeal for both businesses and residents, combining ease of access with a vibrant community atmosphere. Don't miss the chance to own this exceptional property! Join us at one of our many open homes to experience its unique charm and appeal firsthand. Be sure to submit your offer early or attend the auction to secure your dream home. Disclaimer: In preparing this advertisement, we have endeavoured to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement. In Room Auction Saturday 6th July, 10am at Harcourts Property Centre - 15 Harries Road, Coorparoo