

**2236 Murphys Creek Road, Ballard, Qld 4352**

**House For Sale**

Tuesday, 30 April 2024



2236 Murphys Creek Road, Ballard, Qld 4352

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1755 m2**

**Type: House**



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## Offers Over \$529,000

Nestled amongst the trees on a generous 1,755m<sup>2</sup> block, 2236 Murphys Creek Road offers a tranquil retreat perfect for family living. This split-level home seamlessly blends comfort with the natural beauty of its surroundings, providing a serene sanctuary only 10 minutes from Highfields and North Point Shopping Centre. Inside, the home reveals a spacious layout featuring three well-appointed bedrooms, each with built-in wardrobes plus the master bedroom offers air-conditioning. The main bathroom is thoughtfully designed with a separate bath and shower, complemented by a separate toilet, catering effortlessly to the bustling family life. The heart of the home is the expansive kitchen, equipped with gas cooking and abundant bench and cupboard space, ideal for the home chef. Overlooking the dining area, it creates a fluid space for meals and family gatherings. Adjacent to this, the separate living area, with its impressive rake ceilings and additional air-conditioning, offers a versatile space for relaxation or entertaining. Practical needs are met with a spacious separate laundry and ample storage solutions throughout the house. Outside, the property offers a single bay shed and a carport, providing plenty of space for vehicles and storage. The approx. 10,000-gallon underground rainwater tank and bore ensure a sustainable living environment. Embrace the potential and peace offered by this lovely home, enveloped by leafy surrounds and whispering trees, making every day feel like a getaway. Perfect for families looking for a blend of lifestyle and convenience, this property is not just a house; it's a forever home waiting for its next chapter. Primary school state catchment: Harlaxton State School High school state catchment: Toowoomba State High School Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.