

23a Caringal Drive, Karana Downs, Qld 4306

House For Sale

Thursday, 13 June 2024



23a Caringal Drive, Karana Downs, Qld 4306

Bedrooms: 4

Bathrooms: 2

Area: 465 m2

Type: House



Rob and Gillian Dargusch
0738130099



Taylor Barnard
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OFFERS FROM \$849,000

WALK TO KOOKABURRA PARK & BRISBANE RIVER BOATRAMP 2 MINUTES TO BRISBANE RIVER GOLF CLUB
Walkway to 7th Green CLOSE TO SCHOOL & CONVENIENCE SHOPPING HANDY TO KARALEE SHOPPING VILLAGE &
MORE FENCED With PRIVATE OUTDOOR AREA For Seamless Entertaining Enviably situated in a much sought-after,
tree lined street in the heart of Karana Downs. The undeniable character, style and warmth of this much-loved, and
beautifully renovated home can be felt the moment you step inside. The thoughtful renovations have created a spacious
family home with two integrated levels of living that enjoy a seamless flow to insulated private outdoor entertaining
areas. The beautifully landscaped lawns and garden are easily maintained on a block that is fenced, yet allows plenty of
room for parking or further infrastructure. The location provides easy access to Ipswich, Brisbane and the Gold Coast
with local shops, services and schools within minutes. Upstairs: • Four built-in bedrooms • Master bedroom with Ensuite
& Walk in Robe & Spa Bath • Balcony from Bedroom & Living • Second Living Area off Main Bedroom • Second Family
Bathroom & Separate Toilet Downstairs: • Insulated Panelling to 6m Under Cover Alfresco • Built in gas fireplace &
air-conditioned living areas • Large open plan living area • Renovated kitchen & meals area • Renovated laundry with
Third separate Toilet & Barn Door to Laundry • Fenced & Private Undercover outdoor area for entertaining
• Internal Stairs & Under stairs storage Items of Note: • 465 Sqm block – 29.1m above sea level & well above flood
levels • NBN with Fibre to the Node (FTTN) for fast internet • Within catchment for Mount Crosby State School
• Infinity Gas Hot Water • Dishwasher & Soft close cabinetry • DeLonghi 90cm Gas Cooktop & Electric Oven & OH
Exhaust • New Fans & Window Dressings • Security Screens • Lockable Garden Shed • Easy access for vehicles to
rear yard • Fire pit area for entertaining For the investors this property has been rental appraised at \$650 - \$680 per
week. Brisbane Council Rates: \$400 per quarter - subject to change Water Charges: \$232 per quarter (plus consumption)
– subject to change Current Owner's Electricity a quarter \$88 Locations: • Brisbane CBD – 40 minutes • Ipswich CBD –
15 minutes • Karalee Shopping Village – 7 minutes • Mount Crosby State School – 4 minutes For further information or
your welcome inspection please call Rob, Gillian or the Team at NGU Real Estate Karalee. Disclaimer: NGU Real Estate
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