

# 31 Balmoral Grove, Karalee, Qld 4306

REAL ESTATE  
PARTNER GROUP

## House For Sale

Friday, 15 March 2024

31 Balmoral Grove, Karalee, Qld 4306

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 4711 m2

Type: House



Aimeé Fernando

## **Available! Offers Around \$1mil**

Escape the hustle and bustle of the city to this idyllic two-story sanctuary, offering panoramic views of rolling hills and farmland. Meticulously maintained and embraced by nature, this home beckons a new family to create their own haven in its tranquil embrace. With one owner over the past 31 years, this home has been cherished and meticulously cared for, offering a sense of history and warmth to its lucky inhabitants. With 5 Bedrooms upstairs, and two living rooms downstairs this house has more than enough space to cater for a growing family. Recent renovations include a fully restored roof in November 2022, ensuring durability and peace of mind for years to come. Embrace the natural wildlife nurtured by the caring owners, creating a harmonious coexistence with the tranquil farm life surroundings. An opportunity is available for you to secure piece of land (4711sqm), this property offers a peaceful lifestyle with minimal maintenance required. Extensive living areas seamlessly blend indoor and outdoor spaces, creating the perfect setting for relaxed living and entertaining. Enjoy sustainable living with a solar system installed in August 2022. A modern hot water system installed in February 2023 adds convenience and efficiency to your daily life. Enjoy the convenience of nearby amenities including a Shopping Village, Karalee Tavern, Woolworths, and public transport services to schools and shopping centres. Explore local parks, walking and cycling tracks, and the scenic Brisbane River, all just moments from your doorstep. With easy access to the Warrego Highway, commuting to the CBD or Amberley RAAF Base is a breeze. Privately fenced and immaculately landscaped, with double gated side access to a spacious shed, ensuring ample storage and convenience for all your needs. Situated in a quiet estate this home is within distance of Karalee State School & Early Learning Centres, offering a lifestyle sought after by many. Experience the unparalleled tranquillity and charm of 31 Balmoral Grove, Karalee offers. Your new beginning starts here.