

**33-45 Regan Road, Wamuran, Qld 4512**

**House For Sale**

Thursday, 30 May 2024



33-45 Regan Road, Wamuran, Qld 4512

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 5 m2**

**Type: House**



**GAIL BERNARDIN**

**0418645506**

## JUST LISTED

Welcome to Wamuran, a serene rural suburb that offers the perfect blend of tranquility and community spirit. Known for its leafy, green surroundings, excellent schooling options, and family-friendly atmosphere, Wamuran is a haven for those seeking a peaceful lifestyle. With plenty of green spaces and parklands, it's the ideal location for everyone. Set on a fully fenced 5.1-hectare property, this home is a paradise for horse lovers. The property includes a 10.0m x 6.8m horse stable shed with rubber flooring, power, and water, 2 hitching rails, and a horse round yard. The land is flat and usable, with irrigation, sprinklers, and stand pipes/taps throughout, ensuring your horses are well-cared for. Step inside this charming abode with open-plan living space that seamlessly combines the kitchen, dining, and living areas. The kitchen features appliances including a Westinghouse oven, Chef gas cooktop, and a Dishlex dishwasher. With its island kitchen bench, breakfast bar, and walk-in pantry, meal preparation becomes a joyous activity. The spacious living area is equipped with a split system AC and ceiling fan and opens up to the patio, perfect for indoor-outdoor living and entertaining. Retreat to the master bedroom for relaxation, complete with built-in robes, ceiling fan, carpet flooring, and split system AC. The ensuite bathroom boasts a shower, vanity, and toilet, ensuring privacy and convenience. Bedrooms 2 & 3 are equally inviting, each can accommodate double bed and features ceiling fans, carpet flooring, built-in robes and split system AC units. Bedroom 4 can also accommodate a double bed and includes tiled flooring. The main bathroom, serving these additional bedrooms, offers a bathtub, shower, and a vanity with ample bench space, catering to the needs of a growing family. The outside features many mature trees and low maintenance ornamental gardens provide year round colour. A productive fenced veggie garden, including 10 low maintenance raised beds, features an established Asparagus bed with 3 x varieties, providing a delicious treat in Spring. Additional features include a chicken coop, a 7.6m x 6.0m double lock-up garage, a 12.0m x 6.0m shed, and a spacious outdoor patio area with 2 fans for those warm summer days. The Dual water tanks services the home while bore water services stand pipes/taps and the dam services the irrigation. Complete with a 5.2 kW solar energy system this property ensures sustainability. The cathedral-style ceiling throughout the house adds to the sense of space, while an internal laundry and storage shed provide practical solutions for everyday living.

**Property Features:**

- General & Outdoor
  - Fully fenced & well maintained property.
  - Mature trees & low maintenance ornamental gardens.
  - No barbed wire, perfect for horses.
  - Fenced paddocks.
  - 5.1 ha with flat usable land.
  - Irrigation, sprinklers & stand pipes/taps throughout the property.
  - Horse stables are set up in the 10.0m x 6.8m shed.
  - Rubber flooring.
  - Power & water.
  - 2 Hitching rails.
  - Horse round yard.
  - Chicken coop.
  - Cathedral style ceiling throughout.
  - 7.6m x 6.0m double lock up garage.
  - 12.0m x 6.0m shed.
  - Outdoor patio area.
  - Spacious with 2 outdoor fans.
  - Dual water tanks services the home.
  - Bore water services stand pipes/taps.
  - Enormous dam services the irrigation.
  - Veggie garden with 10 low maintenance raised beds.
  - Asparagus bed with 3 x varieties.
  - Storage shed.
  - 5.2 kW solar energy system.
  - Internal laundry.
- Living & Kitchen
  - Open plan kitchen, dining & living.
  - Kitchen with appliances & finishes.
  - Westinghouse oven.
  - Chef gas cooktop.
  - Dishlex dishwasher.
  - Microwave space.
  - Pendant lights.
  - Island kitchen bench.
  - Breakfast bar.
  - Walk-in pantry.
  - Family area with access to the outdoor patio.
  - Living/dining area is spacious with access to the patio.
  - 7.1 kW split system AC.
  - Ceiling fans.
- Bedrooms
  - Master bedroom with ensuite.
  - Built-in robes.
  - Ceiling fan.
  - Carpet flooring.
  - 2.5 kW split system AC.
  - Shower.
  - Vanity.
  - Toilet.
  - Bedrooms 2 & 3 can accommodate a double bed.
  - 2.5 kW split system AC.
  - Built-in robes.
  - Ceiling fan.
  - Carpet flooring.
  - Bedroom 4 can accommodate a double bed and has tile flooring.
  - Main bathroom services bedrooms 2,3 & 4.
  - Bathtub.
  - Shower.
  - Vanity with ample bench space.

This exceptional property offers everything you need and more. Don't miss the chance to make this dream home yours. For more information or to arrange a viewing, contact Gail today. Act fast - a property like this won't stay on the market for long!