

34 Bodley Road, Karrabin, Qld 4306



House For Sale

Saturday, 4 May 2024

34 Bodley Road, Karrabin, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 15 m2

Type: House



Helene Shephard

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\$1,500,000

A FAMILY Home designed to capture your environment and to let life ease back a notch! Fast forward 10 years from now and this lifestyle will be out of your reach. 16 minutes to Ipswich CBD and 51 minutes door to door Brisbane airport. 5 minutes to electric rail this location is geared to deliver. Make your smart move right now. Please see the floor plan to understand how this property will take care of your family into the next generation. Call your Agent, now, to secure your private viewing.

ZONED RURAL C • Lot number I151 CH 313 38.17 acres. • Serviced by the Ipswich City Council. • **TWO ROAD FRONTAGES. REDHILL RD AND BODLEY RD.** • (approx.) 490.06M SIDE BOUNDARY. 242.07M FRONT BOUNDARY. • **MAIN HOUSE PADDOCK FENCED.** • **STOCK FENCING FOR THE BOUNDARIES.** • **SHED: POWERED 9.16M X 14.6M DOUBLE DRIVE THROUGH DOORS. (5.9 M WIDE AND 2.89 M HIGH)** • **DAMS ON SITE.** • **2 WATER TANKS: SERVICE THE HOUSE. APPROX. 21,000L EACH** • **SUIT LIVESTOCK, HORSES AND LAND BANKING. FAMILY HOME.** From the moment you step onto the side veranda you know this is a special place. The smell of the land and the sound of wildlife greet you daily. The essential 2 separate living areas present with climate control and ceiling fans! • The fresh kitchen delivers all the ingredients for family cooking, electric cook top and oven and comprehensive storage! • **4 Bedrooms.** • Primary, restorative bedroom, is complete with climate control, ceiling fan, ensuite and robes. • Bedroom two is complete with air conditioning, built-in robe and ceiling fan. • Bedroom three with ceiling fan and built in robes. • Bedroom four is complete with climate control and ceiling fan. • Spacious family bathroom complete with separate bath and step-in shower, plus the essential separate, private w/c. • Open plan dining section connects seamlessly to the North, East facing, undercover patio where there is dancing room. Just stop awhile and get to know the kangaroo family. • Internal laundry with bank of storage and immediate access to outside. • **ASDL internet.** • Security screening throughout on windows and doors. • **Foxtel connection** • **125L electric hot water service**

INVESTMENT OPTION: • Expected rental yield per week of between \$830 - \$900 per week. • Ipswich City Council rates \$1,074.85 approx. per quarter

OUTSIDE CONTINUES TO DELIVER It is all about the space to have stock, pets and room for your family to run free and grow strong. Imagine being off the grid and independent. This can happen right here. A corner lot with the homestead set off the main road. Fenced boundaries. Separated paddocks for stock and dogs. 2 gravity fed dams. Mindful gardens with an assortment of established trees and shrubs.

WHEN LOCATION IS IMPORTANT TO YOU Smart connection to our truly great city of Ipswich. Super Base of RAAF Base Amberley is your key facility in the area. West Morton Anglican College is the exceptional educational facility in your area. Karrabin is a mix of acreage and residential district with outlying rural areas.

DRIVE TIMES: Warrego Highway - 2.5km / 4min
Karrabin Train Station - 4.1km / 5min
Brassall Shopping Centre - 8.2km / 13min
Riverlink Shopping Centre - 10.9km / 14min

• **RAAF Amberly Base - 11.5km / 13min**
• **Ipswich CBD - 11.6km / 14min**
• **Brisbane CBD - 47.9km / 48min**
• **Brisbane Airport - 62.2km / 51min**

EDUCATION OPTIONS: West Moreton Anglican College - 2.4km / 3min
Walloon State School - 4.8km / 6min
Brassall State School - 7.9km / 9min
Ipswich High School - 8.1km / 10min
Immaculate Heart Catholic Primary School - 8.7km / 11min
Ipswich Grammar School - 10.4km / 14min
St. Mary's & St. Edmund's Colleges - 11.2km / 16min
Ipswich Girls Grammar School - 12.5km / 18min

OUR GROWING REGION. Spanning an area of 1,090 km², Ipswich enjoys a prime location in South East Queensland, located between the Gold Coast to the south, Toowoomba to the west, Brisbane to the east, and the Sunshine Coast to the north. It is an area experiencing significant growth. It is the fastest-growing city in Queensland and one of the top 10 nationwide. With its population of over 245,000 projected to more than double in the next two decades. In many ways, Ipswich Central is the nexus of the region's centers. The combination of entertainment, cultural venues and industry, anchors the network of centers surrounding Ipswich Central. Ipswich is rich in cultural history. It is home to varying sectors including health care, defence, manufacturing, education, retail and construction. All these industries provide an array of employment opportunities.

Welcome to Karrabin. A proud Past, an exciting Present and a strong Future! Welcome Home!

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