

**340 LITTLES ROAD, Ivory Creek, Qld 4313**

**SHEPHERDSON & BOYD**

**Sold Lifestyle**

Friday, 15 March 2024

340 LITTLES ROAD, Ivory Creek, Qld 4313

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 12**

**Area: 2 m2**

**Type: Lifestyle**



Jodie Cowley

**\$740,000**

A stunning property situated on 5 useable flat acres has just hit the market!! Move quickly to secure this lifestyle for your family whilst it is still available. Located in a tranquil environment whilst offering the best of living, this property allows you to make the finest of both indoor and outdoor living. A beautifully presented Queenslander with three bedrooms, each boasting reverse cycle air conditioning, plus an additional study or possible fourth bedroom. Each bedroom has floor-to-ceiling wardrobes, with a walk-in robe in the main. Being a high-set Queenslander with fans in every room, breezes filtering throughout the house are guaranteed. As soon as you step through the front door you will appreciate the polished timber flooring that leads you into an open plan living and dining area, that then flows out to the massive back deck. A perfect area for entertaining with Stratco roofing and a metre-wide fan to ensure your summers are spent in comfort, whilst watching the kids in the whopping 12.6 x 6.4 metre pool. Just imagine preparing meals for entertaining in the quaint, country kitchen that reveals views of the property and the surrounding mountain range from the large window. Featuring abundant cupboard spaces, a dishwasher, 800 wide gas oven and stove top and an additional electric induction cook top, the chef in the family will be kept happy. Of a night-time, enjoy the novelty of swimming in the pool lit by the colour changing lights; sit on the back deck where cleverly positioned lighting keeps the bugs at a distance; relax in the spa with a few drinks; or enjoy your time by the outdoor firepit beneath the stars. Additionally featuring a self-contained, removable granny flat, it is your choice if you would like to keep the in-laws, guests, or teenagers happy. The outdoor, undercover patio comes complete with spa and cute garden that is home to green tree frogs. With its own parking area and driveway, its wheelchair accessibility caters for all needs. Parking for the cars and storage of all the toys is well taken care of at this property. With ten undercover spaces to choose from and two twenty-foot, lockable shipping containers, your needs are sure to be met. Still need more storage room... Under the house is fully concreted providing a massive useable space where your only limitation is your imagination. Everything at this property has been well considered: solar-operated automatic gates provide entry to the property and house yard without having to get out of your car in the rain; the downstairs laundry is interchangeable between tank or bore water; prowler-proof security screens are fitted to the house, granny flat and shed; dog proof fencing runs the external boundary and house yard and, the chicken pen is accessible from the house yard for easy egg collection. In addition, living costs are kept to a minimum with the 10Kw of solar, 120,000 litres of water storage and an operational bore. With rubbish bin collection, mail delivery and a school bus stopping at the front gate to take the kids to the local primary and high school, what more could you possibly want? Even the wildlife knows where to live in the area. With landscaped native gardens, birdlife is abundant on the property with kookaburras, king parrots, lorikeets, kingfishers, honeyeaters, and willy wag tails daily guests. Koalas and kangaroos are also visitors. This property encapsulates something for everyone in the family. Don't hesitate to book an inspection today before it is too late.

**-MAIN HOME-**

- Telstra mobile phone booster
- Four reverse-cycle air conditioners
- Eight fans throughout
- Dimming lights in the two front bedrooms and lounge
- Prowler proof screening
- Magnetic and blackboard wardrobe doors and beautiful native wall mural in the child's bedroom
- Massive rear deck with wire fencing to preserve views
- Twenty-one solar panels (10Kw)
- Two-bay undercover parking area

**REMOVABLE GRANNY FLAT-**

- Open plan living
- Prowler-proof security screens
- Kitchen with dishwasher, electric oven, and gas stove top
- Laundry and toilet
- Outdoor entertaining area with spa
- Wheelchair ramp
- Two-bay undercover parking
- Own driveway

**STORAGE-**

- Double bay shed with roller doors and awning
- Prowler-proof security screens
- Two twenty-foot lockable shipping containers
- Skilled roof creating additional three undercover parking bays

**LAND-**

- Lot 1 on RP193331
- 2.011 hectares or 4.97 acres
- Abundant wildlife

**LOCATION-**

- Seven minutes to Toogoolawah
- Twenty minutes to Somerset Dam
- Thirty minutes to Kilcoy
- One hour to Ipswich
- One and a half hours to Brisbane and Sunshine Coast

**CONTACT JODIE 0457 540 191**