

**36 Staatz Quarry Road, Regency Downs, Qld 4341**



**Sold House**

Tuesday, 9 January 2024

36 Staatz Quarry Road, Regency Downs, Qld 4341

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 7**

**Area: 1 m2**

**Type: House**



Roger Eveans

0734454017

## Contact agent

Open for Private Inspections: Please contact for a private inspection. Escape to the country and experience the ultimate rural lifestyle on this expansive 1.21-hectare property, where the tranquility of wide-open spaces meets the comfort of a solid lesser brick house built in 1989. Perfectly suited as a lifestyle block, the paddocks are already set up, offering a haven for your four-legged companions. As you approach the property, the charm of this residence unfolds with full-length verandahs gracing both the front and back of the house. A convenient 2-space carport, situated side by side at the top of the driveway, provides shelter for your vehicles. This environmentally conscious property features three rainwater tanks, boasting capacities of 19,000, 15,000 and 10,000 litres respectively. A trickle feed tap ensures a sustainable water supply, complemented by the energy-efficient advantage of 6.6 kW solar systems. Step inside the residence to discover an inviting open lounge/diner, adorned with new commercial-grade 5mm vinyl planking that flows seamlessly through the hall and into the upgraded large galley kitchen. The kitchen is a chef's delight, equipped with an induction 4-burner cooktop, Omega oven, Devanti overhead exhaust fan, Bellini dishwasher, and wooden benchtops. Abundant storage and an air conditioning unit mounted on the kitchen wall enhance the functionality of this space. The master bedroom, complete with built-in robes, a ceiling fan, air conditioning, and picturesque views of the dam, offers a serene retreat. The second bedroom, also featuring built-in robes and air conditioning, provides a cozy haven with stunning views. The bathroom has been modernised, boasting a newly renovated walk-in shower, while a separate WC adds to the convenience. Two spare rooms offer flexibility for use as guest rooms, a playroom, office, teenage retreat, or a second lounge. Practicality meets style in the large laundry, featuring a trough, wooden bench space, cupboards, and a broom closet. A solid wooden back door with a window adds a touch of character. Additional features include a garage with two car spaces (end to end) and a workshop area at the rear, a caravan port and a garden potting shed as well as Crimsafe security screens on all doors and windows. The property is thoughtfully divided into three areas – front dam, house block, and back paddock – creating an ideal setting for horses, goats, chickens, and kids. Enjoy the charming presence of ducks on the dam, lizards in the back paddock, and the occasional visit from swamp wallabies at dawn and dusk. Families will appreciate the proximity to renowned educational institutions, with a mere 10-minute drive to Faith Lutheran College Plainland and a swift 5-minute journey to Sophia College. For your shopping needs, the convenience is unparalleled. Less than a 10-minute drive brings you to a plethora of shopping facilities, providing you with a variety of options for your daily necessities, retail therapy, and dining choices. For those needing to travel, you will be delighted to find that the Warrego Highway is a mere 10 minute commute. Embrace the sounds of kookaburras, sightings of koalas and kangaroos, and the melodic tunes of corella's, making this property a true escape to the country. Don't miss the opportunity to call this rural retreat your home. Contact us today to schedule a private viewing.

- Solid lesser brick 1989 house
- Full length verandahs front and back
- Double carport 5.9 x 6m
- 3 rainwater tanks, 19k, 10k & garden 15k litres plus trickle feed
- 6.6 kw solar systems
- Electric hot water tank, with Davey pressure pump
- Septic tank & grey water tank
- CrimSafe security screens and doors throughout with casement escape window in master bedroom
- Open lounge/diner with new commercial grade 5mm vinyl planking through to hall + kitchen
- Electric induction cooktop
- 3 stage under bench water drinking filter
- 3x A/C reverse cycle systems
- 3x built in robes + newly renovated bathroom & seperate wc
- Seperate powered garage 12 x 6m, with 5.5 x 5.5m carport plus caravan port 8x4m
- Garden potting shed + block is cleared, fully fenced with dam