

# 38 Waterfront Drive, Karalee, Qld 4306

## House For Sale

Tuesday, 16 January 2024

NGU REAL ESTATE  
NORTH GOLD COAST

38 Waterfront Drive, Karalee, Qld 4306

Bedrooms: 6

Bathrooms: 3

Parkings: 8

Area: 4053 m2

Type: House



Rob and Gillian Dargusch  
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## JUST LISTED

FOUR LARGE & SEPARATE LIVING AREAS SIX Bedrooms, Five with access to private or shared Ensuites MASTER BEDROOM with Luxury Ensuite on Lower Level SEAMLESS CANTILVERED INDOOR/OUTDOOR ALFRESCO AREA HEATED INGROUND SW POOL With Resort Style Water Slide HIGH CEILINGS Upstairs and Down HUGE POWERED SHED with Insulated Extension & Awning PRIVATELY Fenced & Beautifully Landscaped on Brisbane River Verge DUCTED & Split System Air Conditioning Throughout Almost 500sqm Under Roof Situated on over an acre of land (4050sqm) that borders a quiet, peaceful and accessible verge of the Brisbane River within the prestige "River Retreat Estate". This extra-large, luxuriously appointed, family home, boasts an extensive number of features that encourage inspection to fully comprehend what's on offer. Extensive casual and private separate living areas merge with a grand alfresco for the ultimate lifestyle or entertaining experience. Light filled living areas with cantilevered sliding doors extend to provide seamless poolside living and recreation zones, whilst internal stairs integrate an easy flow to Four super generous bedrooms with Ensuite facilities supporting every bedroom. The privately fenced and beautifully landscaped yard allows side access to large, powered workshops and sheds. Located well above flood levels and within walking distance of Karalee State School & Early Learning Centres provides a lifestyle sought after by many but available to very few. This could well be your opportunity to secure an unparalleled lifestyle within a vibrant and growing community.

LOWER LEVEL High Ceilings & Formal Entry Extraordinary Spacious Living & Entertaining Areas Separate Formal or Casual Living Room or private retreat 6th Bedroom or Built in Office Enclosed Theatre Room Kitchen with Plumbed Butler's Pantry Large Dining & Family rooms with easy flow to Grand Alfresco Cantilevered sliding doors for integrated living/entertaining Master Suite with Luxury Ensuite & Custom WIR Double Garage with internal Access Convenient Powder Room Internal Stairs UPPER LEVEL Four large built in bedrooms Two, two-way bathrooms Bed 2 & 3 Share an Ensuite Bed 4 & 5 Share an Ensuite Bed 5 has private Balcony AUXILLIARY BUILDINGS & EXTRAS Large Powered 9m x 9m Shed + Insulated Extension a further 9m x 9m + Patio Awning Heated Inground Pool with Water slide 15kw Solar Fully Ducted Air-Conditioning & Fans throughout Three Bathrooms Plus a Powder Room Separate individual Air-Conditioning to most Bedrooms Plumbed Fridge space Double Oven Five burner Gas Cook Top & glass splash back Caesar stone benches & soft close drawers Plantation Shutters throughout Gated side access to rear yard & Shed Crim Safe Security & Wifi enabled to mobile CCTV Cameras Garden irrigation system with control panel Tinted Windows Full pressure town water & supplementary rain water tank Cubby house & playground

Extra Information: Rates: \$790 per Quarter \* Water: \$250\* plus usage

LOCATION LOCATION:- A brief 5 mins to Karalee Shopping Village with Coles & Woolworths supermarkets and a host of retail outlets, doctors, chemist, cafe and more Walk or drive to Karalee State School, Kindergarten & Day Care 5 Mins\* to local Brisbane River Boat Ramps 15 Mins\* to Dinmore Station for Park & Ride to Brisbane CBD 15 Mins\* to Ipswich CBD, UQ Ipswich Campus & more 25 Mins\* to Indooroopilly Shopping Centre Approximately =\*For further information or your welcomed inspection please call Rob & Gillian Dargusch at NGU Real Estate Karalee.

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