

# 41 Carlock Promenade, Karalee, Qld 4306

## Sold House

Wednesday, 4 October 2023



41 Carlock Promenade, Karalee, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 4023 m2**

**Type: House**



Rob and Gillian Dargusch  
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**\$1,037,000**

SERENE & PRIVATE With MAGNIFICENT GARDENS & LANDSCAPING IMMACULATELY PRESENTED INSIDE & OUTFULLY DUCTED AIR CONDITIONING & THREE LARGE LIVING AREASFOUR BEDROOMS Plus SEPERATE OFFICEPrivately encased in magnificent gardens and situated in the highly sought after "Riverside Estate". Every window of the home has its own view of the gardens, and every aspect of the gardens has been majestically laced with stunning shade trees, coloured foliage and points of interest to just revel in nature itself. The generous and immaculately maintained home boasts 340sqm\* of living, plus auxiliary buildings and is set in a whisper quiet, riverside location. Recent upgrades and incomparable long-term maintenance of the home leaves nothing left to do but move in and enjoy. Positioned well above all flood levels and surrounded by prestige homes, just minutes from Karalee State School and Karalee Shopping Village with Coles, Woolworths, doctors, chemists, varietal retail and more. PROPERTY FEATURES:Built by Coral Homes in 2004 with a Stunning View from Every Window Fully fenced with Three Access points, Main with Electronic Gated EntryExtensive floor plan with pristine, tiled living areas Fully Ducted Air-Conditioning Sunroom with bay window and seamless exit to gardens & gazeboRumpus Room / Media roomGenerous formal lounge and dining plus separate study on entryMassive, extra deep garage with loads of storage, R/c entry & internal access Highly functional kitchen with loads of cupboards and drawers plus walk in pantryLuxury main bedroom is lined with windows to bring the outside in + spa bath, WIR, ensuite Two further generous built-in bedrooms plus 4th bedroom and a generous study on entryTimber Deck feature and Pull Down Blinds complement the Privately Screened & Insulated Alfresco EXTRAS :☑️All weather Asphalt and concrete driveway Shaded serene Walkways, relaxation zones & fire pit Powered Shed 10 x 6 x 2.7 with handy toilet facility and basin Standalone Gazebo and two generous greenhouses Lockable Van Shed 9 x 6 with extra height for large van, boats or vehiclesFull pressure Town water + 130,000 litres of rainwater storage both under and above groundTinted windows and over 20 solar panels with 4kw solar energy Established palms, divine conifers and native flora providing a haven for abundant birdlifeNBN Connected New Carpet throughoutNew Hot Water System Upgrades to Biocycle System & new pumpOutdoor garden firepit Roof refurbished & insulated ceiling Wired for a generator (generator may stay ) LED DownlightsLoads of cupboard space Security screens LOCATION LOCATION:- A brief 5 mins to Karalee Shopping Village with Coles & Woolworths supermarkets and a host of retail outlets, doctors, chemist and moreClose to Karalee State School, Kindergarten & Day Care Close to local boat ramps & Playgrounds Approximately 20 minutes to Dinmore Station for Park & Ride to Brisbane CBDApproximately 20 minutes to Ipswich CBD, UQ Ipswich Campus & moreFor further information or your welcomed inspection please call Rob & Gillian Dargusch at NGU Real Estate Karalee.Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.