

# 42 Baruby Boulevard, Benaraby, Qld 4680



## House For Sale

Sunday, 26 May 2024

42 Baruby Boulevard, Benaraby, Qld 4680

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 4023 m2**

**Type: House**



Emma Dingle  
0419714937

## Offers over \$690,000

Simplify your life with a move to this lovely acreage package. Located at the top of Baruby Boulevard, in an elevated location, this immaculately presented, and striking home is sure to appeal to the most discerning buyer. Set on a 4,023sqm block, you will feel an immediate sense of calm when you walk through the double feature timber entry doors as your eye is drawn to the natural bushland beyond. Surrounded by the call of birdsong, the home is positioned to the front of the block, nestled into the natural bush and surrounded by low maintenance, drought tolerant gardens. Combining clean and simple lines, this environmentally sensitive home was built by respected local builder Ian Sharp, and offers the following features:

- Spacious combined tiled and air conditioned living, dining and kitchen area. This area opens onto a large rear timber entertaining deck via concertina bifold doors. This design allows you to take in the leafy views through the treetops and provides cross flow ventilation, capturing the breezes. Air conditioning and an indoor wood heater, complete to area to address the excesses of the seasons;
- The kitchen is a focal point of the home with central bench (with feature pendant lighting), providing breakfast bar seating, ample cupboard and drawer space, filtered water tap, 900mm gas cooktop and electric oven, canopy rangehood and near new dishwasher. There is a walk in pantry to provide extra storage.
- Adjacent the kitchen is a cleverly positioned laundry which can be closed off and also provides additional storage. This area has direct access to the deck and rear hanging.
- The home has four bedrooms. The main suite is air conditioned and offers a large walk in robe and ensuite with double shower, vanity and toilet. All shower recesses in the home are glass free.
- There are an additional two bedrooms on the upper level of the home. Both are built in with ceiling fans.
- Descend the rear back stairs to reveal a clever 4th bedroom or home office area which is tiled and air conditioned and has room length storage, with separate bathroom including toilet, shower and vanity. Perfect for an older child, or for a salon style home business.
- Rear timber entertaining deck with tv point and pull down blinds.
- Adjacent the home is an oversized double garage (approx 9m x 6m) with remote panel lift door providing parking and additional storage/workshop area.
- Additional concreted area between the home and garage, provides room to park a boat or van.
- The front yard of the home provides a good flat area for the kids to run around and at the back is a fully dog proofed yard with grassed area and children's play equipment, established gardens and fruit trees including bananas, citrus, passionfruit and chilli. Below the fenced yard is a sloping bushland area with a lovely firepit perfect for roasting marshmallows!
- A 3kw (approx) solar system and rainwater tank assist with day to day living costs.
- This home is extremely well maintained. It has recently been repainted externally and freshened extensively on the interior. The hot water system was renewed less than 12 months ago. Move right in with nothing to spend.

42 Baruby Boulevard, Benaraby offers you the opportunity to acquire an immaculately maintained acreage property at an affordable price. Don't miss this chance. It won't last long! Contact Emma Dingle on 0419 714 937.