

**45 Blaxland Street, Karalee, Qld 4306**

**Sold House**

Thursday, 21 September 2023



45 Blaxland Street, Karalee, Qld 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 7798 m2**

**Type: House**



Rob and Gillian Dargusch  
0738130099



Taylor Barnard  
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**\$1,050,000**

**MAGNIFICENTLY LANDSCAPED LAWNS & GARDENS MASSIVE INSULATED UNDERCOVER ALFRESCO –**  
Entertainer's Dream**EXPOSED TIMBER BEAMS & HARDWOOD TIMBER FLOORS MULTIPLE INDOOR LIVING AREAS**  
**& THREE OUTDOOR Under Cover AREAS INGROUND POOL & Multiple Large SHEDS COVERED VEGETABLE**  
**GARDENS & A Variety of Exquisite Fruit Trees POTENTIAL For Subdivision Subject to ICC Approval WELL ABOVE**  
**FLOOD LEVELS** This immaculately maintained and treasured family home is situated on almost two acres of peaceful,  
tree studded land in a tightly held location just walking distance to the Karalee School. Owned and lovingly maintained  
by one family since it was built in 1979, with lawns and gardens created to be a haven and a home. The thoughtful,  
tri-level design of the home was built to capture an ideal summer and winter aspect and boasts multiple, spacious living  
areas and a central family hub. An extensive insulated, undercover entertaining area with an industrial grade kitchen  
and outdoor fire pit was seamlessly added later to create a Poolside Entertainer's Dream. Located just minutes from  
of a multitude of medical service providers, Coles & Woolworths, cafes and variety retailers within the local Karalee  
Shopping Village. Fill the weekends with some family fun and escape onto the Brisbane River from one of the local boat  
ramps and river parks, perfect for barbeques, fishing and quick getaways. **FEATURES OF THE HOME:** Formal Lounge &  
Dining Room with Fireplace & Air-Conditioner Renovated Kitchen with DW, Extensive Cupboards & Servery  
Window Three traditional & spacious Built-In Bedrooms Plus Optional Huge 4th Bedroom / Office All bedrooms have fans  
& air-conditioners Traditional Family Bathroom & separate Toilet Vaulted Ceiling on Entry & Exposed Beams Polished  
Hardwood Timber Floors Laundry with Second Shower & toilet Double Brick construction – Warm in Winter, Cool in  
Summer Stylish & Modern Plantation Shutters Original back patio off the kitchen Massive Insulated Stratco Extension for  
cool, tiled, Alfresco Area Commercial Grade Outdoor Kitchen with Exhaust Fan & H/C Water 6KW of Solar Well above All  
Flood Levels **OUTDOOR AUXILLIARY BUILDINGS & INFRASTRUCTURE:** Matching Brick Powered Double Garage 9 x  
6m Awning to shed 9 x 3.5m with High Clearance for Boat or Van Inground Saltwater Pool with Safety  
Certification Pebbled area for outdoor fire pit and poolside entertaining Further 9 x 6 Powered Shed with Two Roller  
Doors & Working Bay Extra machinery and implement Shed Full Pressure Town Water & Multiple Rainwater tanks & 2  
Pumps (\* 70,000 litres) Multiple Water Outlets to gardens Established shady gardens & manicured lawns A multitude of  
quality fruit trees & secure vegetable garden enclosure Chook house and run **LOCATION:** Walk or Drive to Karalee State  
School & Early Learning Centres 3 Min\* to Karalee Shopping Village, Coles, Woolworths, Medical Centre & Retail  
outlets Handy to Recreational Parks with both Bremer & Brisbane River Boat Ramps 15 Mins\* to Dinmore Station for Park  
& Ride to Brisbane CBD 15 Mins\* to Ipswich CBD, Prestige Private Schools, UQ Ipswich Campus & more 25 Mins\* to  
Indooroopilly Shopping Centre or 45 minutes to the Brisbane CBD Approximately \* For further information or your  
welcomed inspection call Rob or Gillian Dargusch at NGU Real Estate Karalee Disclaimer: NGU Real Estate Ipswich has  
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