

**46A College Road, Karana Downs, Qld 4306**

**House For Sale**

Tuesday, 2 April 2024



46A College Road, Karana Downs, Qld 4306

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1062 m2**

**Type: House**



Jacob Ayre

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Marli Bakker

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**\$799K+**

This well loved modern home is in immaculate condition and is available now for one lucky buyer! Inside you'll find a generously proportioned floor plan inclusive of 5 bedrooms and 2 spacious living areas. The kitchen is centrally located and is the main hub of the home, all living flows seamlessly from this space. Offering quality appliances, Stunning stone bench-tops and plenty of storage space this beautiful kitchen is a modern day masterpiece. The high ceilings and larger windows create an inviting light filled ambience throughout the home for you to enjoy with your loved ones. Outside is a lovely fully-fenced backyard, complete with landscaped gardens, a covered alfresco and garden shed. Beyond the back fence the land extends onto large council reserve which provides a serene backdrop and additional privacy from surrounding properties, its like owning acreage without any of the maintenance. An absolute MUST to inspect if you are looking for a modern, spacious family home in a private position where the kids can walk to school. This is a great location

!!\*\*FEATURES\*\*-

- All Beds with Built-In Robes & Ceiling Fans-
- Master Suite with Ensuite & Walk-In Robe-
- Reverse cycle air-condition
- Central Tiled Open Plan Living & Dining Area-
- Kitchen with Stone Bench Tops & Breakfast Bar-
- Quality Appliances + Ample Storage-
- Covered Outdoor Entertaining Area-
- Internal Laundry + 2 Linen Closets-
- Ceiling Fans Throughout-
- Security Screens Throughout-
- High Ceilings Throughout-
- Larger Windows Allowing Ample Natural Light-
- Solar System
- Fully Fenced Back Yard-
- Garden Shed-
- Double Lock-Up Garage (with Internal Access)-
- Additional Parking at Front of Property-
- Sewerage, Town Water, NBN, Mail + Refuse Services-
- Walk to School, Day Care, Swim School, Doctor, Shops etc

Rental Appraisal - \$730 - \$760 Per week Rates \$389.10 ( Per Quarter ) - Most recent rates notice

\*\*LOCATION\*\*-

- BCC Locale
- Short Walk to Mount Crosby State School-
- School Bus at End of Driveway to Kenmore High or Ipswich Private Schools-
- 2 Min Drive to Colleges Crossing Recreation Reserve-
- 2 Min drive to KD Shops-
- 5 Min drive to Karalee Shopping Centre-
- Easy Commute Brisbane & Ipswich CBD-
- Short Drive to RAAF Base Amberley