

# 48 Shoemith Road, Westbrook, Qld 4350



## Sold House

Tuesday, 12 March 2024

48 Shoemith Road, Westbrook, Qld 4350

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 6

**Area:** 1200 m2

**Type:** House



Tara Edes

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## Contact agent

Welcome to 48 Shoesmith Road, Westbrook! If you have been seeking a quality family home then stop looking, this is the home for you. Ideally situated in a prime position of Westbrook set on a fully established 1,200m<sup>2</sup> allotment and constructed with ease of living in mind for even the largest of families. Offering a family-friendly layout with the massive master bedroom which is located at the front of the home equipped with air-con, ceiling fan, beautiful ensuite plus separate toilet and a walk-through robe. The additional 3 bedrooms are central to the main bathroom that offers a large bath, shower, single vanity and separate toilet. All bedrooms offer plenty of storage with built-in robes and ceiling fans. Featuring multiple living areas including the formal lounge room and open plan living area that both offers an easy flow between their own undercover entertaining areas. Do you run a business from home? There is a huge built-in office nook, or you can ideally use this as a kid's retreat!

Features Include:- Master bedroom with walkthrough robe, ensuite, ceiling fan and aircon. - Ensuite with large vanity, shower and separate toilet - 3 additional bedrooms with built-in robes and ceiling fans- Main bathroom with Bath, shower, single vanity and separate toilet- Huge living areas including formal lounge and open plan living- Kitchen located at the heart of the home with ample storage - Electric cooking- Dishwasher- Security screens and doors throughout - 3 x Reverse cycled air- cons - Wood Fireplace - Large laundry- Ample storage - 2 x Undercovered entertaining areas - Double lock up garage with internal access- 3.2kw solar power- 6m x 12m powered shed with toilet and mezzanine- Rainwater tank- Bore with new pump – pumps 1,000g per hr. - Town water connected- Fully established gardens- Fully fenced with an electric gate to access the shed and backyard- Set on 1,200m<sup>2</sup> allotment - Currently Rented until the 10th June 2024- General Rates - Approx. 1/2 Net Yearly \$1,306.31- Water Rates - Approx. 1/2 Net Yearly \$315.29

Enjoy making memories with your family in the kitchen located at the heart of the home boasting electric cooking, corner pantry, dishwasher, bench and cupboard space for all your storage needs. You cannot go past the impressive entertaining areas with beautiful views over the private gardens making it easy to sit back and relax with your friends and family all year round. This property has a presence like no other, finished on a 1,200m<sup>2</sup> established fully fenced allotment, rainwater tank, bore, solar power, 6m x 12m powered shed and all located in a prime position. Homes like this do not stay on the market for long. An Inspection is highly recommended so call Tara today on 0417 969 711 to arrange an inspection!