

# 5 Kate Street, Harlaxton, Qld 4350



## Sold House

Friday, 1 September 2023

5 Kate Street, Harlaxton, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2023 m2

Type: House



Andrew Smith  
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**\$720,000**

Built in 1954 by engineer EAJ (John) Squelch for his family this impressive residence oozes timeless style and appeal. The stunning location offers sweeping views across parklands and a very generous and leafy 2023m<sup>2</sup> block both of which combine perfectly to give the home a chilled & calm rural feel. Don't be deceived, whilst you might feel miles from anywhere the location also means everything you could ever need is nice and close – no compromises here. From conception attention to detail and quality of construction were paramount, what you might expect from an engineer, and the home has been enhanced further by extensions from award winning Environmental Designer Ross Campbell in 2004 and 2014; complementing the original design to create contemporary open-plan living spaces with the added comfort of high spec glazing and insulation. The home comprises two inviting & light filled living spaces, three spacious bedrooms and a modern and very functional kitchen and bathroom. The pergola on the back deck provides summer shade for the green room, while allowing the sun to warm it in winter – what more could you ask for. Handy inclusions include split system air conditioning throughout the home with individual controllers in each room, electric solar hot water system and broadband via optic fibre cable to the home. The garage is currently configured as an office/studio (very handy) while a large double carport protects vehicles of all sizes. There is a workshop off the rear of the garage and the smaller room was the outside toilet. Plumbing is still in place ready to go. Let's not forget the garden shed, chicken coop and water tank for the garden. Ready to be enjoyed "now" or a very special canvas on which to express your own style and flair in a location that will never disappoint, we invite you to inspect this lovely home and see for yourself all it has to offer!

Features Include: Formal living / dining at the front of the home  
Gorgeous light-filled family living at the rear of the home  
Modern family kitchen  
Modern family bathroom  
Three bedrooms  
Polished timber floors  
Front porch  
Rear patio  
Three car accommodation  
Fibre optic to the house – great for working from home  
Office/studio space at the rear of the garage  
Workshop & garden shed  
Rainwater tank for the garden  
Solar hot water system  
Solar panels – NOT sure if they are working  
Rates \$1790.89 ½ year net  
Water access \$314.59