

583 Junction Rd, Barellan Point, QLD, 4306

Sold House

Thursday, 13 April 2023



583 Junction Rd, Barellan Point, QLD, 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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SOLD BY PALACE PROPERTY AGENTS

Arguably one of Barellan Point's most well-appointed and feature-packed homes, 583-585 Junction Road will be sure to impress even the most discerning of buyers. With a commanding presence on an elevated 6349m² block, and tastefully renovated throughout to a high standard, this property has been thoughtfully reimagined with effortless living, contemporary styling and sustainability in mind. From the minute you arrive at the electric sliding gate and journey up the stately 100m long, tree-lined driveway, you get the undeniable sense of quality and class.

Entering the home through a set of graceful, double French doors, you are received by a large foyer that flows bi-directionally into separate living spaces. The home boasts a modern, open-plan layout with voluminous living/dining spaces spilling onto a generously proportioned and light-drenched kitchen. Perfect for all your catering needs, the kitchen is replete with abundant storage space, including a massive pantry with opaque glass Hiro doors. All the features of a contemporary kitchen are present including dishwasher, soft-close drawers and cupboards, double granite sink and stone benchtops including a large peninsula breakfast bar with stone waterfall edge. Add to this a 90cm oven with induction stove top, perfect for hosting large events. The kitchen overlooks a solid brass Burning Log fireplace and flows to an oversized living/dining space that can comfortably accommodate large family gatherings. A second dining space flows from the kitchen in the opposite direction and adjoins the living space. Kitchen, living and dining spaces feature oversized windows to allow for excellent natural light and ventilation and overlook the pool and tropical gardens.

A central corridor guides you to the four large bedrooms, all containing built-in robes with mirrored Hiro doors. All bedrooms look out over expansive, manicured lawns and gardens through large windows with tasteful, block-out window dressings and sheer curtaining for privacy during the day. Three of the bedrooms are serviced by a full, main bathroom with bath, shower, stone-topped vanity and a separate WC.

The master suite deserves a special mention. This space is truly a grand retreat with oversized sleeping and seating spaces. The walk-in-robe is the envy of most, with epic built in cabinetry befitting the most particular of fashionistas. And with an ensuite that is bigger than most bedrooms, the new owners will live the day spa experience every day. Featuring a massive Hampton's style, double vanity with stone benchtop, walk-in shower with frameless screen and rainfall shower, and superb two-person, free-standing soaking tub with floor mounted tapware, you will never want to leave. Add to this a lavish laundry featuring abundant cabinetry, stone bench-tops and internal drying racks, plus a large walk-in linen closet, and daily chores will no longer be a burden. Completing the interior package are honed and polished concrete floors, Corinthian shaker doors, imported Indian slate features, upgraded plumbing and electricals throughout, ducted air-conditioning, ceiling fans, full security system and camera system with monitoring and recording that is also accessible via mobile phone.

Two large, undercover al fresco spaces flow from the interior. The first faces south and overlooks the front lawn and garden which is perfect for family recreation. The second is north facing, overlooking the rear yard and pool with a built-in water mister and ceiling fan to provide comfort during warmer months. Both flow from internal living spaces via double French doors. Having dual location of outdoor entertaining spaces allows for optimal use of both front and rear yards and the ability to take advantage of prevailing weather conditions.

Both yards are bordered by fruit trees including mango, avocado, macadamia, feijoa, cumquat, guava, lemon, Tahitian lime, kaffir lime, pomegranate, pomelo, mandarin, paw paw and passionfruit; and ornamental trees including poinciana, evergreen frangipanis, jacaranda, leopard, tea and lemon myrtle. The current dwelling is conveniently situated if subdivision (STCA) were to be considered now or into the future, with a potential front block being cleared and ready for construction and a potential easement driveway being already in place. Thousands of tonnes of sandstone form a cohesive hardscaping scheme throughout the grounds, from the letterbox and decorative pebbles to the pointed sandstone retaining walls that surround the pool and hardscaped areas.

For individuals with an interest in vehicles, workshopping or with considerable storage needs, the 200m² garage comprising two separate structures, joined via a 7.5 x 3m open bay perfect for caravan/machinery storage, will be sure to delight. The front garage with architectural Lysaght facade is 7.5 x 12m, fully insulated and contains solar roof ventilation. Access is via two designer timber-finish roller doors. The rear garage is 7.5 x 12m with a three-bay workshop area and

dual roller door access, also containing solar roof ventilation. The fourth bay is partitioned off with separate PA door access from the inside and outside and has an insulated roof and air conditioning making it the perfect man cave area. A large pool surrounded by tropical gardens and lounging area is located next to the dwelling and rear patio. The pool features an Enviroswim mineral pool filtration system (no need for salt or chlorine - water is clean enough to drink and does not leave residue on the skin or burn the eyes). All pool filtration and pump systems are enclosed in custom-built housing that conceals and protects them from the elements. Adjoining the pool is a dedicated fire pit area with built-in sandstone seating to ensure that all outdoor entertaining needs are met.

The dwelling is protected by a reticulate termite barrier and surrounded by concrete walkways. Extensive concreting around the dwelling also provides excellent opportunities for parking and vehicle manoeuvring. Full perimeter eave downlighting and quality external light fixtures deliver excellent visibility at night to all structures. Access to and within the property is fantastic. In addition to the electric sliding gate to the front entrance, a second street access gate exists for heavy vehicles. A third, oversized gate is located at the rear boundary which is adjoined by a reserve. Side access is available on both the eastern and western sides of the dwelling making moving within the property effortless. The property is fully fenced, with much of the fencing being new so is completely pet friendly.

Honed and polished concrete floors serve as earth-coupled thermal mass keeping the home cool in summer and absorbing winter sun to warm the home in the cooler months. A massive 13.2kw solar system provides ample free and green energy to operate the new Daikin ducted air-conditioning unit that services the entire dwelling. Quality DC ceiling fans, including two massive Odyn fans to living spaces, are located throughout the property for gentle cooling as required. Add this to large windows on all elevations that promote cross-ventilation, and a variety of cooling methods are on offer. Alternatively, on those colder days and night, ducted heating features throughout or opt to enjoy a cosy fire inside or out.

The property contains a recently installed bio-cycle grey-water and septic treatment plant. Two water tanks totalling 35000L capacity, and a newly drilled bore, provide water all year round and drought-proof the property. A comprehensive irrigation system featuring Davey pumps connecting water tanks to multiple irrigation points throughout the property allows for use of rain and bore water with ease. Combine this with established vegetable gardens and fruit trees, this is the perfect opportunity for any family to reduce their carbon footprint and cost of living without compromising on lifestyle benefits. Of further note, is the home's external Bauwerk lime-wash coating, which elegantly coats the façade with an environmentally friendly and breathable finish resulting in an impressive aesthetic. The roof membrane is finished in a Dulux heat reflective paint to maximise cooling during summer.

This remarkable, flood-free home is located within a family friendly and community minded neighbourhood with great local amenity. The Brisbane and Bremer rivers, parks, horse and pony facilities and dog parks are within walking distance. Karalee Village shopping precinct is only a short drive away and provides a vast number of lifestyle, dining, medical and supplies services. Local schools and child-care are in high demand.

LOCATION

Ipswich City Council Locale

40 minutes to Brisbane CBD

12 minutes to Ipswich CBD

Easy commute to RAAF Base Amberley

Hop, skip and a jump to Karalee State School

School Bus to Private and State Schools at your doorstep

Short Drive to the Karalee Shopping Center

Escape to the Country – with this unique lifestyle property. Far enough away but conveniently located to all the amenities required for day-to-day living. Please call Jacob Ayre for your welcomed inspection.

Please note- This property was NOT! Affected by the 1974 Or 2011 floods