

**5B Alice Court, Alice River, Qld 4817**



**House For Sale**

Monday, 15 April 2024

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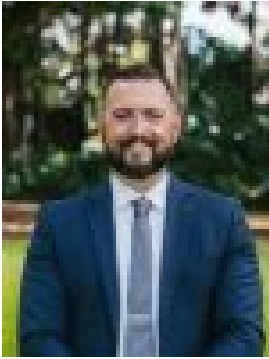
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 7163 m2**

**Type: House**



Ricardo Marques  
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## Mid \$600,000

Tucked away on your very own private oasis, welcome to 5B Alice Court, Alice River. Situated on a sprawling 1.77 acres of land, this is a rare opportunity to secure the best of both worlds, private acreage living, only minutes to all the city conveniences you could wish for. This classic country style homestead encompasses two separate living areas, one features a built in bar that's perfect for entertaining, while the other can be used for a more formal setting or reading space, there is also a separate dining area for those intimate meals together, the home also consists of a large classic timber kitchen which captures the abundance of natural light and takes in the beautiful views overlooking the rear yard and pool. The home features three well appointed bedrooms with built-ins (master with walk-in robe), air-conditioning and ceiling fans throughout, a large main bathroom with spa bath and separate shower, and a gorgeous terraced balcony that greets you on arrival. Step outback to the massive undercover patio overlooking the expansive lush turfed yard, with a seasonal creek/waterway to the rear of the property, and enjoy year round entertaining beside the in-ground swimming pool with spa and covered deck area. For the horticulturists, there are an abundance of fruit trees spread across the property consisting of three Bowen mango trees, two common mango trees, a Lychee, Orange, Macadamia, Banana, Lemon, Bush Lemon, Lime tree and flower gardens to keep your green thumb happy. Additional, there is a utility room that could be used as a fourth/guest bedroom or study that incorporates well into the versatile floorplan of this abode, the homes well-maintained characteristics are a testament to the current owners love and care for the property, which will offer a comfortable and inviting living space for you and your family for years to come. The sprawling yards are a blank canvas for those with future plans to add a shed or sheds, a dirt bike track or anything else your imagination desires.

**THE PROPERTY:-** Three bedrooms with built in robes (master with walk-in)- Main common bathroom with spa-bath, shower, and separate w/c- Second bathroom with shower and toilet- Separate rumpus/reading room or second living room- Separate dining area- Large family room with Built-in Bar- Air-conditioning and ceiling fans throughout- Large utility room/ fourth bedroom / study with access to second bathroom- Large open kitchen with stainless steel appliance and loads of cupboard space and skylight- Gas stove top with electric wall mount oven- Internal laundry- Large covered alfresco area overlooking the in-ground pool- 80,000lt in-ground salt water pool with spa and waterfall- Large covered timber deck beside the pool- Gas hot water system- Septic tank- Town water- 5.6kw solar system with 5kw Inverter (Installed July 2017 with 12 year warranty)- Internet connection: Fibre To The Node (FTTN)- Council Rates: \$1,904.67 (before discount, inc. water)

**ABOUT THE LOCATION:** Alice River is a peaceful and family-friendly neighbourhood, perfect for those seeking a quiet retreat from the hustle and bustle of city life. Located only a short 15 minute drive from Willows Shopping Centre, with several schools and other conveniences close by. Don't miss out on the opportunity to make this property your own. Contact Ricardo today for more information and to schedule a viewing.

**Disclaimer:** While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.