

**6 Rabaul Street, Moorooka, QLD, 4105**

**Sold House**

Saturday, 15 July 2023



6 Rabaul Street, Moorooka, QLD, 4105

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## A VERSATILE FAMILY LIFESTYLE WITH STUNNING VISTA

STYLISH CONTEMPORARY INTERIOR WITH A LIFESTYLE TO SAVOUR - Enjoy modern living in this expansive two-level brick family home, with space to accommodate extended family and or guests; the home has a perfect blend of spacious indoor and outdoor living areas, and a heated fresh water ionic in-ground pool provides a deluxe and relaxed lifestyle.

The front door opens into an entry vestibule and through to an elegant, and generous open-plan living/dining areas, flowing freely to the huge rear terrace with a beautiful outlook to Mount Coot-tha and beyond - enjoy stunning sunsets over the mountain ranges.

A modern, spacious kitchen is the hub of the home and boasts stone benchtops with a breakfast bar, gas cooktop, stainless steel electric oven, dishwasher and is complete with plenty of storage cupboards, drawers and bench space and a built in study nook. Perfect for entertaining, the kitchen opens through sliding glass doors directly onto the front entertaining terrace with built-in gas BBQ and the delightful pool area - enjoy the stunning forest and mountain views from the interior of the home, seemingly bringing the outdoors in.

A hallway leads to the three generous-sized bedrooms, all with built-in wardrobes and polished timber floors; one of the bedrooms features sliding glass doors opening onto the expansive front terrace. The contemporary main bathroom is centrally located to all the bedrooms with clear glass shower recess and vanity, the toilet is separate to the main bathroom.

The lower level is very large, light and airy - encompassing a multi-purpose room, rumpus room, second bathroom featuring a bathtub, spacious laundry with stone benchtop and built-in cabinetry which could also double as a kitchenette - the rumpus room flows onto to a third undercover tiled entertaining area. This level provides plenty of versatility for extended family or teenagers, as a granny flat/parents retreat.

Boasting 2 driveway entrances, a 2 car, carport, plus 3 additional off street, car spaces.

### OTHER FEATURES AND BENEFITS:

- ☑ Ducted air conditioning to the bedrooms.
- ☑ Solar panel system.
- ☑ Rinnai hot water temperate control systems.
- ☑ Heated freshwater ionic pool system.
- ☑ Indoor wood heater.
- ☑ Split system air conditioner.
- ☑ Ceiling fans.
- ☑ Laundry Shute.
- ☑ Crimsafe security.
- ☑ Front gate intercom system.
- ☑ Upgraded meter box.
- ☑ Extensive storage throughout.
- ☑ Fully fenced level grassed rear yard.
- ☑ Storage shed plus a Garden shed.
- ☑ Rainwater tank and pump.

The home is positioned on an elevated 546m<sup>2</sup> allotment in a quiet street. It has Toohey Forest on its doorstep with its many walking and bike tracks; shops, Cafes, restaurants, local parks, Schools, Childcare, Kindergartens, Griffith University, and the M3 Freeway are all very close by.

This is a rare opportunity to purchase this delightful home that offers a great lifestyle in a wonderful community.

ABSOLUTELY A MUST SEE!

DISCLAIMER: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent.