

# 72-84 Demeio Road, Berrinba, Qld 4117

## Acreege For Sale

Thursday, 9 May 2024

72-84 Demeio Road, Berrinba, Qld 4117

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: Acreege



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## Auction

Welcome to 72-84 Demeio Rd, Berrinba, where an incredible investment and development opportunity awaits, mere minutes from the Logan Motorway. This expansive 4-acre property presents a rare chance to capitalize on its prime location and abundant features. Nestled within this sprawling estate stands a spacious 4-bedroom, 2-bathroom home boasting a modern, open-plan kitchen and multiple living areas seamlessly connecting indoor and outdoor living spaces. The residence offers not just comfort but a lifestyle, perfect for families or those seeking a tranquil retreat. Adding to its allure, a substantial 12m x 7m shed sits on the property, providing ample storage or workshop space for various needs. However, the true gem lies at the rear of the estate, where the picturesque Scrubby Creek gently flows, infusing the surroundings with peace and serenity. Beyond the boundaries of this exceptional property, the location further enhances its appeal. Situated across the road from multiple townhouses and houses, the potential for development or investment opportunities is unparalleled. Berrinba itself is a burgeoning suburb, poised for growth and development, making it an ideal choice for savvy investors or developers. Additional property information included: • 4 x bedrooms (all rooms with A/C, and BIR, master with WIR and ensuite) • 2 x bathrooms (main bathroom with separate bathtub and shower, and separate W/C) • Huge kitchen (with stainless steel appliances, induction, cooktop, dishwasher, and ample bench and cupboard space) • Open planned kitchen, dining, and living • High ceilings throughout living • 5 x split system air conditioners throughout • Large internal laundry with external access • Multiple living spaces • Large front deck • Large back deck • Large skylight in the middle of the home that floods with natural light • Security screens throughout • Electric hot water • Approx 2006 build • Structural steel frame, ply and hardwood floors • Large powered shed (12m x 7m) • 3 phase power to the house, shed & bore. • Large metal front gates for added security • Horse shelters / chicken runs • Backing onto the beautiful trickling Scrubby Creek • Minutes to the Logan motorway • Town water + Bore • Rental appraisal approx. \$800-850 per week In addition to its promising investment prospects, Berrinba offers a range of amenities and conveniences. Local schools provide quality education options for families, while nearby shopping centres cater to everyday needs. The area's connectivity, with easy access to the Logan Motorway, ensures seamless travel to Brisbane CBD and beyond. Don't miss your chance to secure this remarkable property in one of Berrinba's most sought-after locations. Whether you're looking to invest, develop, or create your dream lifestyle, 72-84 Demeio Rd presents an unparalleled opportunity to make your mark in this thriving community. Disclaimer: In preparing this advertisement, we have endeavoured to ensure the information contained is true and accurate. We accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.