

**78 Curran Street, Booral, Qld 4655**

**PRIME**AGENTS

**House For Sale**

Wednesday, 24 April 2024

78 Curran Street, Booral, Qld 4655

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Jai Ingram

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## Offers over \$1,199,000 considered

Perched on a tranquil 5-acre plot in Booral, this property presents a harmonious blend of spacious living and outdoor amenities. With a land size of 2.18Ha, including a house yard enclosed by a dog-proof fence and surrounded by boundary fencing, this home offers a serene and secure lifestyle. The main residence boasts four bedrooms, each with built-in robes, while the master bedroom features a walk-in robe for added convenience. The interior is adorned with timber laminate flooring throughout, creating a warm and inviting atmosphere. Two tiled bathrooms and a tiled laundry area ensure functionality and ease of maintenance. The heart of the home is its open-plan living area, seamlessly integrating the kitchen, dining, and lounge spaces. The kitchen is equipped with a pantry, a double electric oven/stove, and ample storage, catering to culinary enthusiasts and daily family gatherings. For comfort during all seasons, the property features three air conditioners in strategic locations: the living area, main bedroom, and one of the bedrooms. Additionally, ceiling fans are installed in all bedrooms and living areas, enhancing airflow and climate control. Entertainment and relaxation extend outdoors to the alfresco area, which is under roof and finished with stencil concrete. Adjacent to this space is a camp kitchen/BBQ area measuring 7m x 10m, complete with power and water supply, ideal for hosting gatherings or enjoying outdoor meals. The meticulously maintained grounds include a dam with a petrol pump, connected sprinklers for garden irrigation, and two water tanks (approximately 8,000 litres each) with a pump dedicated to the main house. A double bay shed (6m x 6m) provides ample storage and workspace. Adding to the property's versatility is a converted shed (9m x 6m) transformed into a two-bedroom granny flat (referred to as "The Shouse"). Insulated for comfort, this living space features an open-plan layout with a full kitchen, including a pantry, and vinyl timber flooring for easy upkeep. The bathroom and toilet are tiled and plumbed for a washing machine, and there's a dedicated water tank (approximately 8,000 litres) with a pump for the granny flats needs. Completing the package are a solar hot water system for energy efficiency, a hot water system for the granny flat, and a road base driveway leading to the remote-controlled entry two-car garage. With its blend of comfort, functionality, and outdoor appeal, 78 Curran Street presents a rare opportunity for a peaceful rural lifestyle within reach of modern conveniences.

Features;

- Open plan living/dining/kitchen with air-conditioning
- Kitchen with pantry, double electric oven/stove and ample storage
- Four bedrooms with built-in robes
- Air-conditioned master with walk-in and ensuite
- Covered alfresco area
- 7m x 10m camp kitchen/BBQ area with power
- Remote controlled double garage
- 6m x 6m shed with ample storage
- Converted 9m x 6m shed featuring kitchen, two bedrooms and bathroom
- Solar hot water
- Dam with pump and sprinkler system for garden irrigation
- Two water tanks (8000L each) with pump