

**87 Herron Rd, Pullenvale, QLD, 4069**

**Sold Acreage Semi-rural**

Wednesday, 26 July 2023



87 Herron Rd, Pullenvale, QLD, 4069

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: Acreage Semi-rural**

## Your very own Piece of Paradise

Welcome to your piece of paradise, set on a wonderful 3 acres of lush gardens and greenery. The feelings of tranquility and renewal bubble up as you walk the magnificent gardens and take in the spectacular views from the northeast-facing block, with the architecturally designed home your family will love and enjoy for many years to come.

Welcomed by the private tree-lined driveway that winds up to the home, the gardens are spectacular in bloom at this time of year with the fragrances of frangipani, poinciana, and jacaranda. The birdlife is incredible and the local wildlife includes wallabies, an echidna and turtles in the dam. You will think you're in another world.

The thoughtful design which has the kitchen as the hub of the home has views to the Pavilion and back yard down to the pool. There is plenty of bench space and storage for entertaining family and friends as you enjoy the outdoor Bali-themed pavilion. Situated to the right of the pavilion is the Master wing of the home with internal access from the garage and a huge walk-in robe with ample space for all your favorite designer clothes. The ensuite has floor to ceiling tiles, large bath and shower, double vanity, toilet and bidet with access to an outdoor shower area. There is even a study nook and large library which connects to the master wing, or which can be closed off allowing flexible use for teens or as a further bedroom. Views from the expansive timber windows bring a sense of peace and tranquility to your Master - as you drift off to sleep in the King bed you will feel like you're in a resort location, but enjoy the benefits all year around.

To the left of the Pavilion is a flexible space currently being used as an art studio. The versatility of the space is endless as it has a separate entrance, powder room and aircon, and functions perfect as a private home office or a teen retreat: your imagination will help you decide how best it can be utilized. There are two built-in full size single beds that double as couches with ample draw storage underneath. Adjacent is a generous air-conditioned wine cellar. Leading off the studio is the laundry, with easy access to an outside courtyard and clothesline, alongside a kitchen garden set up for all your home-grown herbs and veggies with easy access to the kitchen.

The spacious lounge and living areas have a beautiful fireplace central to the space with the dining area off the kitchen in the open plan style for easy transition when entertaining guests and to relax after a meal. There is an easy indoor/outdoor flow through the timber and glass sliding doors onto the flat grass lawns and sprawling backyard overlooking the pool and views to Mt Coot-tha. Perfect for families to enjoy while easily being supervised from the back outdoor patio all the while enjoying the surrounding gardens and birdlife.

There are 3 other bedrooms which have access to a family bathroom, connected to the central living areas, and all are ample in size with built in robes, fans, views to the gardens and are carpeted for comfort.

Key Features include:

- High position with northeast aspect from the rear of the property
- Spectacular views northeast to Mt Coot-tha and the city
- Multiple outdoor spaces with plenty of entertainment options
- Generous sized salt water inground pool
- Large 2-car garage with generous storage
- Plenty of other options for parking
- Impressive master bedroom retreat, WIR, ensuite, study, sitting room and outdoor shower area
- Mature drought-tolerant gardens
- 6.5 KW solar system
- 15,800L poly water tank
- Reclaimed 220mm Blackbutt floorboards
- Access to the Airport via legacy way tunnels 30 minutes.
- Close to Brookfield showgrounds and local pony clubs
- School bus from the bottom of Herron Road to St Peter's, BBC, Brigidine, Indooroopilly State High

- Sonos music system throughout the home with speakers in the ceiling, easy control with phone app.
- Gas cooking in the kitchen plus European dishwasher, commercial grade fridge and stainless-steel central island bench top.

Herron Road is a prestigious location withing 20 minutes to the CBD. You can even choose to cycle/ e-scooter to the city for a green commute. A dedicated bus from the bottom of Herron Road will connect your children to local private schools like St Peter's Lutheran College, Brigidine and Brisbane Boys' College, and there are local public schools of Kenmore primary and High only a 5-minute commute away.

Kenmore village has all your local services like Coles, post office and pool cleaning with Indooroopilly shopping centre just a 15-minute drive away, covering designer shopping, movies and plenty of large retailers like JB-Hi-Fi and Kmart to scratch the shopping enthusiast itch.

If you are looking for lifestyle then the local markets, cafes and Brookfield Garden center will cater to these needs, all within 5 minutes' drive of this beautiful, private sanctuary. Come to one of our open homes to see for yourself this rare opportunity to acquire a very special property on Herron Road.

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.