

9 Barker Street, Cashmere, Qld 4500



Sold House

Monday, 11 September 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 6079 m2

Type: House



Michael Spillane

\$960,000

Situated on a picturesque 6079m² allotment that's a fabulous blend of useable land and green rolling hills, this sprawling low-set brick residence is the ideal option for those that demand privacy and space. With options to renovate, extend or add extra features, this is truly a superb way to enter the tightly-held acreage market and create equity as you go. You'll head into Barker Street and immediately note the handiness of the location – you're right off Lilley Road yet far enough away where your peace and quiet is omnipresent. Just as importantly, you're only a short drive to the Eaton's Hill Hotel and shopping precinct, the Cashmere Village Shopping Centre, the heart of Samford Village or the business district of Albany Creek...and you're only 30 minutes to the Brisbane CBD and even less to the airport. Stroll inside the grounds of 9 Barker Street and you'll appreciate the electric front gate that preserves your privacy but what is obvious from the outset is that there's ample room for caravans, boats or a plethora of extra vehicles. You'll first notice the large double shed that provides power and an additional area for a workshop, this compliments the double carport that lies on the other side of the entry. As you enter the main residence, you'll discover the expansive open plan living room with a toasty combustion heater – imagine sipping a smooth glass of red whilst you watch the flicker of the flames in the cooler months of the year. This area flows easily into the generously apportioned kitchen that features Diamond gloss bench tops, 2-Pac cabinetry, a chic tiled splash back, skylight, room for a double door fridge, a built-in pantry and a selection of quality stainless steel appliances that include a 900mm oven and 5-burner gas cook top, a dishwasher and a range hood – everything you need to create virtually any meal of your choice. On the other side of the kitchen, you'll find the formal lounge and dining area that provides a split system air-conditioner...a lovely place to relax at the end of the day and have some separation from the kids. Right near this area, you'll discover the huge master bedroom that features a large walk-in robe and a built-in robe, laminate flooring, a ceiling fan and a stylish ensuite that includes shower, vanity and toilet – the parents of this home will virtually have their own 'wing'. Head towards the other end of the abode and you'll head past the kids' rumpus room that's separate from the open plan living area by a fabulous barn door. Flowing neatly from the rumpus room is the separate home office that could be utilised as a 5th bedroom within the home if this is your requirement. Wander a little further to discover the remaining three bedrooms (all of which provide ceiling fans and two of these offer mirrored built-in robes). The main bathroom features a standalone bath, a separate shower, floor-to-ceiling tiles and a 2-Pac vanity whilst there's also a separate toilet and a separate laundry. Along the rear of the home, there's a full length verandah that culminates at the extended pergola – the perfect area to simply relax or alternatively, you could see yourself entertaining many over a sizzling Sunday BBQ. The block has a gentle slope downwards but does provide plenty of room for kids and pets to run around and play freely whilst there's an open gazebo and sensational firepit area at the front of the home. But arguably the very best feature here is the separate storage area or Granny flat – a huge space that lies right near the main residence and provides a spacious open plan living/dining and bedroom, a full bathroom and a handy kitchenette – this area could certainly do with some renovations but it has the space to turn it into something quite special for teenagers, guests, elderly parents or perhaps the perfect way to supplement your mortgage and 'airbnb' it out regularly. Other notable features include a 22-panel (5 KW) solar system, external spotlights on the home, a large clothesline, a water tank, an electric hot water system, town water and a septic system. Acreage has been tightly held in this area for years so here's your chance to acquire a gorgeous home in a quality street that's so very close to every conceivable amenity. A summary of features includes:

- A well-proportioned 6079m² allotment with plenty of usable land and rolling green hills
- Sturdy low-set brick residence
- 4 car accommodation including a double carport and a double shed with a workshop area and power
- Multiple living spaces including a casual living area with a combustion heater, a formal lounge and dining area with air-con and a rumpus room with a chic barn door
- Separate home office (or 5th bedroom in the main residence) that flows from the rumpus room
- Sensational sky-lit kitchen with plenty of space and quality stainless steel appliances
- Huge master bedroom with walk-in robe plus a built-in robe and a stylish ensuite
- Remaining three bedrooms all with ceiling fans and two with mirrored built-in robes
- Two bathrooms within the main residence including the main bathroom with standalone bath, separate shower, floor-to-ceiling tiles and a neat vanity
- Separate toilet
- Separate laundry
- Linen cupboard
- Full length verandah at the rear with a huge entertainer's pergola
- Separate open gazebo at the front
- Sensational fire-pit area
- External spotlights on the home
- Separate storage area/ Granny flat with huge open living/dining/ studio area, a kitchenette and a full bathroom - needs repair but think of the potential!
- 22 panel (5 KW) solar system
- Clothesline
- Water tank
- Electric hot water system
- Septic system
- Town water

Offered for sale at an affordable price, you can do it up as you go and watch your equity grow. Be quick as properties like this one are rarely for

sale but often snapped up quickly by astute purchasers.'The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.