

# 9 Yarula Close, Karana Downs, QLD, 4306

## Sold House

Thursday, 13 April 2023



9 Yarula Close, Karana Downs, QLD, 4306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Carrie Bischoff

## **SOLD BY CARRIE BISCHOFF**

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Set amongst the treetops on a 5195sqm allotment of terraced gardens and natural bushland is this secluded and private family residence. Spectacularly positioned and located in a leafy cul-de-sac within the highly sought-after suburb of Karana Downs, this sophisticated, modern and low-maintenance property at 9 Yarula Close is one you'll be proud to call home. Immaculately presented, you will be instantly impressed by the serenity of the natural surrounds, by the wildlife and birdlife at your doorstep, by the private lifestyle that this property has been designed for and by the care and attention that has lovingly been poured into crafting this house into a home.

The home is of solid brick construction with a thoughtful and well considered floor plan providing the discerning buyer 3 separate living spaces, 4 generous bedrooms with the 4th bedroom an optional home office and a recently renovated new kitchen flowing seamlessly to the outdoor entertaining spaces. Upon entry you will note that almost every room frames and captures views over the gardens and treetops. With multiple living zones and bedrooms that span the length of the house, this is a family home that allows for privacy and practicality without compromise.

Homes of this calibre are in high demand in Karana Downs. Do not miss your opportunity to view this unique property.

### **PROPERTY FEATURES:**

- \*\* 5195sqm Elevated Block with Terraced Gardens + Rear & Side Fences
- \*\* Low Maintenance Brick Family Home
- \*\* Formal Tiled Entry + Formal Lounge with Bay Window
- \*\* Large Tiled Family/Rumpus with Air-Conditioning & External Access
- \*\* Near New Kitchen – Kitchen Connection Custom Design
- \*\* Kitchen with Stone Benchtops, Induction Stove top, Double Wall Oven, NEW SMEG Dishwasher, Walk In Pantry, Soft-Close Drawers, Oil & Spice Drawer, Built in Water Filter, Double Door Fridge Space, Island Bench with Storage on Both Sides + Lots of Smart Space-Saving Storage
- \*\* Adjoining Dining with Bay Window + Air-Conditioning
- \*\* Extra Large Main Bedroom with WIR + Ensuite
- \*\* Large 2nd & 3rd Bedrooms with Double Mirrored Door BIR & Custom Cabinetry
- \*\* 4th bedroom/Optional Study with Double Door Entry
- \*\* Large Main Bathroom with Separate Shower & Bath
- \*\* Separate WC
- \*\* Generous laundry with External Access
- \*\* Under Roof Entertaining Area with Outdoor Fan
- \*\* North Facing Covered Patio with Bunker Lighting
- \*\* Double RC Garage with Triple Door Built-In Storage Cupboard

### **PLUS ..THERE'S MORE!!**

- \*\* Solar System with Sunny Boy Inverter
- \*\* Garden Shed + Covered Workspace
- \*\* Carpet & Tiles throughout
- \*\* Split System Air-Conditioning & Ceiling Fans Throughout
- \*\* Security Screens & Window Tinting Throughout
- \*\* 2 x Double Door Hallway Storage Cupboards + Broom Cupboard
- \*\* Sheer & Block-out Blinds Throughout
- \*\* Supplementary Rainwater Tank
- \*\* Electric Hot Water
- \*\* Termi Mesh Termite Barrier System
- \*\* Abundance of Native and Fruit Plants including Pomegranate, Mulberry, Kafir Lime, Curry Leaf, Chillies, Passionfruit to

name a few

- \*\* Roof Mounted Spotlight to Rear Yard
- \*\* Gutter Guard Installed
- \*\* All Weather Driveway
- \*\* NBN Fibre to the Node Connection

This is arguably the most peaceful part of Karana Downs. The home is away from high traffic roads yet just minutes away from all the local facilities including the golf club, boat ramp, service station and general store, bakery, pizza shop, hairdresser, pool shop etc. The nearby Warrego Highway provides freeway access to the Gold and Sunshine Coasts as well as western areas including Toowoomba. It's just 25 kilometres from the Brisbane CBD, 15 kms from Indooroopilly and only 12 kms from the Ipswich CBD.

Call Carrie for your welcome inspection.

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