

**296 Lake Manchester Road, Kholo, QLD, 4306**



**Acreage Semi-rural For Sale**

Monday, 28 October 2024

296 Lake Manchester Road, Kholo, QLD, 4306

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: Acreage Semi-rural**



Ian Keenan

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## Modern Queenslander on a Hectare Of Useable Land

This distinctive residence occupies an imposing position in the midst of some of Brisbane's most pristine reserves. It's extremely private yet just minutes away from shopping centres, the local primary school and most community facilities. Your nearest neighbours are native animals and abundant birdlife, while nature really turns on a show at the end of the day with breath-taking sunsets. Every window in the home offers a great view.

Built as recently as 1994, but with the charm and character of a classic outback homestead, the home has just been renovated and facilities upgraded. The spotted gum timber floors are newly restored and are stunning. In the living areas the ceilings are almost three metres high and it is immediately obvious that every room is of generous proportions. An impressive wrap around verandah encircles most of the home and connects to a huge covered Entertaining Deck on the south-east side.

The kitchen/living/dining is open plan and incredibly spacious. The home chef will fall in love with the kitchen where the storage is almost endless. Amongst the features is an appliance nook and a brand new 900mm electric oven providing both a gas cooktop as well as a warming drawer. The very lengthy breakfast bar boasts a double sink outfitted with brand new tap wear and a filtered drinking water dispenser. There's also space for a dishwasher to be installed. Additionally you'll find an island bench with a timber cutting block and wine storage.

The living areas open to the covered veranda, welcoming in a tonne of natural light. For the cooler winter evenings a cosy wood heater has recently been installed. The dining area will cater for the largest table you could possibly contemplate and the living has sufficient space for it to be configured in a variety of ways.

All of the bedrooms open to the wrap-around deck and two of the three are carpeted and air-conditioned. All have built-in wardrobes and new fans. The main bedroom's freshly renovated ensuite has a double vanity and a huge shower. The family bathroom is divided into shower and stylish free-standing bath, separate toilet and a central vanity. With the bathroom being adjacent to the laundry/mudroom you couldn't ask for better placement.

The double carport provides covered access to the home whilst to the rear is a powered, steel framed, four bay shed. To reduce power consumption there's 5Kw of Solar and LED lighting throughout. Up to 40,000 litres of rainwater can be stored for garden use, however you do have the option for either Town Water or Rainwater to used throughout the home. Connection to an underground Bore is also possible. The boundary is fenced, the land is flood-free and the property large enough to allow for horses or other livestock.

This section of Lake Manchester Road is literally just around the corner from Mount Crosby. Kholo is bordered to the south and west by the Brisbane River, to the north is the Dandy Range and to the north-east the D'Aguilar Range. As you will imagine, the area offers a great variety of bushwalks and some spectacular scenery. Whilst the privacy is invaluable, the fact is that the Brisbane CBD is only around 40 minutes away, the Ipswich CBD 20 minutes away and it's roughly 10 minutes to Coles, Woolworths and more at the rapidly expanding Karalee Shopping Centre. For more on this great property you can phone the local agent, Ian Keenan, at any time.