

# 5 Sherbrooke Court, Munruben, QLD, 4125

## Acreage Semi-rural For Sale

Tuesday, 1 October 2024

**crafted**  
property

5 Sherbrooke Court, Munruben, QLD, 4125

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Type: Acreage Semi-rural**



Philip Resnikoff



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## acreage life 🏡 | Immaculately-kept Hallmark-built Family Home with Impressive Outdoor Lifestyle on 4,200m2!

\*CONNECT - Reach out to discuss or schedule a viewing. We're eager to assist you!

\*REQUEST - Building and Pest Report + REIQ Contract of Sale + Title Search

\*UNLESS SOLD PRIOR Auction - Saturday 26th October

Situated on a flat, usable and spacious 4,200m2 north-facing allotment, this huge Hallmark-built home plus impressive outdoor lifestyle is ideal for the discerning acreage buyer. You will be immediately impressed by the feature front fence with remote entry which reveals the expansive concrete driveway and striking timeless facade. Those with extra vehicles and/or a boat, caravan or truck will appreciate the array of shed and carport accommodation. Inside, the oversized free-flowing floorplan encompasses five spacious bedroom plus offices each with their own sense of privacy and plentiful natural light. The huge central family area combining kitchen, meals and lounge is accompanied by an additional formal lounge/media room - there is so much room for the growing family! New split-system air-conditioning throughout and ceiling fans ensure that you will be comfortable year-round. The home spills effortlessly onto both a covered entertaining deck and a huge covered entertaining patio with full-Colorbond fencing. An additional attached area provides even more outdoor entertaining space or may double as five vehicle accommodation. There is still so much additional land left to make this acreage your own. This property must be inspected to appreciate its true size - secure this family entertainer before Christmas!

- Bedroom: 4 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans + Split-System A/C
- Office/Study/5th Bedroom + Ceiling Fan + Split-System A/C
- Master Suite: Spacious Room + Ensuite + Walk-in Wardrobe + Ceiling Fan + Split-System A/C
- Bathroom: 2 x Bathrooms (incl. Ensuite) + Separate Toilet + Separate Laundry
- Kitchen: Central Kitchen with Timber Island Bench + Electric Cooking + Exhaust + Plentiful Cupboard/Bench Space + Dishwasher
- Living (a): HUGE Family Area Combining Kitchen + Meals + Lounge with Ceiling Fan + Split-System A/C
- Living (b): Formal Lounge/Media Room
- Features: Split-System A/C + Ceiling Fans + Security Screens + Linen Storage + Skylights
  
- Covered Outdoor Entertaining Area Overlooking Yard with Colourbond Fencing
- Covered Outdoor Entertaining Deck Overlooking Yard
- Additional Covered Extra Height Entertaining Area with Spa/5 Vehicle Accommodation
- Car Space: Double Remote Garage
- Shed (a): Extra-Height Carport \*Ideal for Boat/Caravan/Truck
- Shed (b): 6m x 9m (approx.) Two Bay Shed with Workshop Space + Power
- 3 x Concrete Rainwater Tanks (31,500l, 10,500l and 5,000l)
- Town Water
- Concrete Driveway
- Feature Front Fence with Remote Gate
- Garden Shed
- Fully Fenced
- House, Shed and Patio Roof Replaced Early-2022
- 10.6 kW Solar System with 23 Panels \*Installed Early-2022
- Drainage
  
- Built in 2002 by Hallmark Homes
  
- Time: 3:00pm Registrations - 3:30pm Start
- Location: The Coffee Club Browns Plains Village Square (Behind Bunnings Warehouse)

· Address: 18 Commerce Drive, Browns Plains QLD 4118

\*NOTE - The outline shown on the aerial photos is for illustrative purposes only and is intended as a guide to the property boundary. We cannot guarantee its accuracy and interested parties should rely on their own enquiries. Also, the measurements are approximate and any potential suggestions have not been investigated with council and interested parties should rely on their own enquiries. The sellers Building and Pest Report can be accessed for review however this should not be relied upon and interested parties should rely on their own enquiries.