

9 Carbeen Road, Park Ridge South, QLD, 4125



Acreage Semi-rural For Sale

Thursday, 26 September 2024

9 Carbeen Road, Park Ridge South, QLD, 4125

Bedrooms: 6

Bathrooms: 3

Parkings: 5

Type: Acreage Semi-rural



Philip Resnikoff



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acreage life 🏡 | 2 x Complete Homes Under One Roof - Ideal Dual Living or Potential Mansion for the BIG Family!

*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 19th October

Situated on a large, flat and usable 2.64 acres in a quiet tree-lined cul de sac this impressive property provides so many options for a wide range of acreage buyers. Just minutes from the Mt Lindesay Highway, Teviot Road and Middle Road this acreage property is nestled amongst the conveniences of inner-city living while retaining its coveted rural-feel. Entry via the circular drivethrough driveway provides a grand first impression, revealing the timeless and charming brick facade. Each home has its own front door and outdoor entertaining area. The main home is substantial in its own right complete with multiple living areas, four spacious bedrooms including a master suite with ensuite and walk-in wardrobe and central kitchen with provision for a potential butler's/walk in pantry. The dual living also boasts its own living areas and two spacious bedrooms. This property is ideal for the dual living buyer requiring an additional dwelling for older kids, parents, relatives, an additional income stream or home business. A BIG family may also appreciate the sheer floor area this home provides and potential for one BIG home. The savvy investor will also appreciate the return this home can provide while land banking in this growing corridor. Outside, the inground swimming pool is sure to be a hit and an additional two bay shed is ideal for those extra toys. This property is an opportunity not to be missed - act NOW!

MAIN HOME

- Bedroom: 4 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans
- Master Suite: Spacious Room with External Access to Enclosed Atrium/Patio + Private Study/Nursery + Sleek Renovated Ensuite + Walk-in Wardrobe
- Bathroom: 2 x Sleek Renovated Bathrooms (incl. Ensuite) + Separate Toilet + Separate Laundry
- Kitchen: Central Kitchen with Plentiful Cupboard/Bench Space + Electric Cooking + Potential Butler's/Walk-in Pantry
- Living (a): Family Area Combining Kitchen + Meals with Fireplace
- Living (b): Formal Lounge
- Living (c): Rumpus/Games Room
- Features: Ceiling Fans + Split System A/C's + Security Screens + RECENTLY Repainted! + Roof Insulation
- Outside area: Entertaining Area Overlooking Yard + Pool

GRANNY FLAT/DUAL LIVING

- Bedroom: 2 x Spacious Rooms + Built-in Wardrobes + Ceiling Fans
- Bathroom: 1 x Bathroom + Separate Toilet
- Living (d): Family Area Combining Kitchen + Meals
- Living (e): Formal Lounge
- Features: Ceiling Fans + Split System A/C's + Security Screens + Roof Insulation
- Outside area: Covered Entertaining Deck Overlooking Yard + Pool

- Pool: In-Ground Chlorinated Swimming Pool
- Triple Carport
- Shed: Two Bay Shed
- Fully Fenced
- 2 x 20,000l Rainwater Tanks
- 2 x Grey Water Tanks
- 2 x Septic Systems
- Bore
- Dam
- Solar Hot Water System

- 6.5kW Solar System + 5kW Battery

- 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.