

1 Webb Place, Barmaryee, QLD, 4703



House For Sale

Wednesday, 14 August 2024

1 Webb Place, Barmaryee, QLD, 4703

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Cheyne White
0749395088

Exceptional Family Home on 1 Webb Place, Barmaryee

Discover the perfect blend of space, comfort, and modern living in this stunning family home, located in the highly sought-after suburb of Barmaryee. Positioned on the corner of the block, the home offers dual street access, adding convenience and flexibility to your lifestyle. With ample space available, and subject to council approval the potential for subdivision and plenty of room to build a granny flat, making this property ideal for extended family living or as an investment opportunity.

Property Features:

- **Bedrooms:** 4 generously sized bedrooms, including a large master suite with a walk-in robe and ensuite.
- **Bathrooms:** 2 modern bathrooms, with the master bathroom and three additional bedrooms located in a separate wing for added privacy.
- **Living Areas:** Enjoy open-plan living with a spacious kitchen, dining, and living area, perfect for family gatherings. A large rumpus room with a servery bar seamlessly connects to the expansive 15x4.2m covered alfresco area.
- **Alfresco Area:** The alfresco space is designed for outdoor living, featuring built-in speakers, two ceiling fans, external pull-down blinds, and aluminum louvres. The area opens up to a fully fenced, grassed section-an ideal spot to install a swimming pool for endless summer fun.
- **Theatre Room:** Experience movie nights in your air-conditioned theatre room, fully equipped with a projector, two double leather couches at the rear with raised rear flooring and one double couch at the front, floor storage on both sides, and power points for gaming consoles.
- **Study Nook:** built in study nook with doors, a dedicated space for work or study, ensuring productivity within the comfort of your home.
- **Solar Power:** Reduce your energy bills with the 5kW solar system installed.
- **Shed:** A massive 16x9m shed with a mezzanine floor, 5m high roller door, toilet, and sink, offering the perfect storage solution for a boat, caravan, workshop, or home gym.
- **Proximity:** Located just 800m from the local golf course, ideal for golf enthusiasts who can drive their buggy along the nearby rail trail straight to course. The property also offers easy access to Rockhampton Road and a convenient route into town via electric scooter, bike, or by foot.
- **Dual Street Access:** Positioned on a corner block, the home provides convenient access from two streets, adding privacy and functionality.

This exceptional property combines the best of indoor and outdoor living, offering a versatile and spacious home that caters to all aspects of family life. Don't miss out on the opportunity to make 1 Webb Ave, Barmaryee, your new home.