

# 2 Eurambeen Close, Karana Downs, Qld 4306

Place. 

## House For Sale

Wednesday, 10 July 2024

2 Eurambeen Close, Karana Downs, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 7256 m2

Type: House



Carrie Richard Bischoff

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## JUST LISTED!!

**\*\* 7256SQM OF PARK-LIKE USEABLE LAND IN WHISPER QUIET CUL-DE-SAC LOCATION \*\* PRACTICAL & SPACIOUS RESIDENCE** comprising 4 BED 2.5 BATH + SEPARATE OFFICE **\*\* ENTERTAINERS DELIGHT WITH A BAR, LARGE ALFRESCO AREA, & JACUZZI \*\* MULTIPLE POWERED SHEDS + CARAVAN/BOAT CARPORT + SGL GARAGE + WORKSHOP\*\* ROOM FOR POOL & GRANNY FLAT \*\*SECOND INCOME OPPORTUNITY\*\*WOW!** You really can have the best of both worlds with this fantastic acreage property! 2 Eurambreen Close is simply overflowing with opportunity and set in a country escape backdrop, only 15 minutes to the thriving town of Ipswich and 40 minutes to the Brisbane CBD! Your house hunting is over...Be sure to put this property at the top of your list! As you arrive at this residence, you will notice the tranquil sounds of bustling birdlife and the peacefulness of the lush and mature plant life surrounding the property. A picturesque scene, perfectly private yet only a stones throw to local amenities! This beautiful parcel of land is mostly flat and usable, and has parkland qualities. With ample space to build a granny flat AND put in a pool! Entering through the front door you are greeted by a very functional floorplan with an emphasis on entertaining, and what could be better for an entertainer's house than your very own bar! The well-appointed kitchen, accessible from both the bar/dining area and the main living area, comes fully equipped with a Fisher & Paykal dishwasher, gas cooktop (also Fisher & Paykal), double sinks, Bosch oven, a piano-black splashback, and a perfect blend of overhead and under-bench storage options. The first floor features a mix of tile, wood-look laminate, and epoxy concrete flooring, all being very low-maintenance and practical choices, ideal for big families, pet owners, and entertainers. The laundry, garage, and study all utilize epoxy concrete floors, which not only provides practicality but also distinguishes these utility rooms from the main living and entertaining spaces. The laundry features internal and external access, a third toilet, and ample bench and storage space. Flowing into the single-car garage with remote control door and study/home office complete with a built-in desk and bank of storage. Upstairs, you will find four generously sized bedrooms, with the master a true parents retreat!. The very spacious master offers built-in robes, a split system A/C unit & ceiling fan, a well-appointed ensuite, and to top it all off, your own private balcony in the treetops and overlooking the rear yard. The other three bedrooms are fitted with built-ins with A/C & ceiling fans in 2 of the three well sized rooms. The family bathroom services these bedrooms and comes fully equipped for the family with a good-sized bathtub and shower, plus a separate W/C. Outside you will find a single bay and a double bay shed plus a single bay workshop, carport to suit a caravan or boat and your single car garage with internal access, offering you an abundance of storage opportunities for your tools and weekend toys. This double-story brick and tile home is a true rare find, offering a sizeable area of relatively flat, usable land in the hills of Karana Downs providing the astute buyer a range of opportunities to capitalise on!!**PROPERTY FEATURES:\*\* BUILT CIRCA 1986\*\* DOUBLE STORY BRICK HOME\*\* EXCEPTIONAL, PARKLAND-STYLE USEABLE LAND IN A PRIME KARANA DOWNS HILLS LOCATION!\*\* PRACTICAL AND SPACIOUS 4 BED, 2.5 BATH RESIDENCE\*\* DINING/KITCHEN, LIVING ROOM, LOUNGE ROOM AND RUMPUS\*\* HUGE COVERED PATIO AND FRONT PORCH\*\* HOME OFFICE WITH BUILT-IN DESK AND STORAGE\*\* POWDER ROOM \*\* LINEN PRESS\*\* AMPLE STORAGE THROUGHOUT\*\* ENTERTAINERS DELIGHT WITH A BAR, LARGE ALFRESCO AREA, AND FUNCTIONAL LAYOUT\*\* WELL APPOINTED KITCHEN, WITH TONNES OF STORAGE, DISHWASHER, GAS COOKTOP & BOSCH OVEN\*\* HUGE MASTER SUITE WITH BUILT-INS, ENSUITE & LARGE PRIVATE BALCONY\*\* THREE OTHER GREAT SIZED ROOMS WITH 2 OFFERING BUILT-INS\*\* GOOD SIZED FAMILY BATHROOM WITH A TUB + SEPARATE W/C\*\* FLY SCREENS & CEILING FANS THROUGHOUT\*\* AIR CONDITIONING IN MASTER PLUS TWO OF THE ADDITIONAL BEDROOMS AND LIVING ROOM\*\* SPA\*\* 7256m2 BLOCK (JUST UNDER TWO ACRES)\*\* AMPLE SPACE TO BUILD A GRANNY FLAT AND POOL! \*\* CARPORT SUITABLE FOR A CARAVAN OR BOAT\*\* SINGLE BAY SHED WITH ROLLAR DOORS AT FRONT AND REAR\*\* HUGE SHED/STORAGE TO LEFT OF HOME\*\* ADDITIONAL 2 BAY SHED WITH POWER AND WATER ACCESS JUST OUTSIDE\*\* NEW 6.6kw SOLAR SYSTEM + 5kw INVERTER\*\* WATER TANK WITH PUMP (GARDEN USE)\*\* GUTTER GUARD BCC RATES : \$258 per QTR URBAN UTILITIES ACCESS CHARGE : \$60 per QTR**Homes of this quality and caliber don't last! Call Carrie or Richard today for your welcome inspection!Disclaimer This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every care is taken in the preparation of the information contained in this marketing, Place Karalee will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries in order to determine whether or not this information is in fact accurate.