

**22 Barr Street, Edmonton, Qld 4869**

**House For Sale**

Sunday, 23 June 2024

22 Barr Street, Edmonton, Qld 4869

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1012 m2**

**Type: House**



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## Best Offers in Writing by Wed 10th of July @ 5PM

Situated at the end of a quiet street and looking out over the surrounding mountains, sits this immaculate low set Queenslander with an enormous, private, entertaining deck with built in stainless steel outdoor kitchen, an entertainer's delight! Another reason why this property is a must inspect is the triple bay shed with adjoining high clearance 3 bay carport to the front, all accessed by a double gated side access with concrete driveway - perfect for boaties, tradies and caravans. The Queenslander itself has amazing street appeal. Stepping in off the covered front patio into the entry room/study you will be greeted by stunning polished timber floors, neutral color tones and high ceilings. There are three good sized bedrooms all of which have split system air conditioning and built in robes. The master has an additional walk in robe and a beautiful ensuite. The hallway opens leads to your open plan living/dining/kitchen area. The kitchen is modern and features a mirrored splash back, lots of cupboard storage, dishwasher, oven and gas burner. Where ever there is a space, there are cupboards. The ensuite and main bathroom are tiled wall to ceiling and feature modern vanities with mirrors and toilets. The ensuite has a walk in shower recess with his and hers shower heads while, the main bathroom has a shower over bath configuration. Although this home is very breezy and cool you have another two split system air conditioners in the living room and the front entry room/study. You will also be pleased to know that there are security screens to all doors and windows. The downlights have also recently been checked and replaced. Those who love to live outside and entertain will be amazed by the enormous outdoor deck which is undercover and has beautiful views out to surrounding cane fields and mountains. The built in outdoor kitchen is the perfect addition and comprises of a pizza oven, smoker, BBQ, double sink, underneath fridge space and Kegerator! This space has 4 ceiling fans to keep you cool in those warmer months and cathedral ceilings. There are also three pull down blinds on the right hand side that keeps the wind and rain out. The property has great side access with a driveway to the 3 bay high clearance carport and triple bay, powered shed. The carport is approximately 8.2m x 10.9m and is 4.8m high in the middle and 3.8m high at the sides. The powered shed/garage is 5.95m x 9.1m and is a great space for storage and workshop. But wait there is more! There is a single car garage off to the left hand side of the home. This space is tiled and has an internal laundry to the back of it with cupboard storage. You could use this space to park a smaller car or can be used as a versatile area for a home studio, workshop or potentially turn it into a granny flat (subject to council approval). With so much on offer and more you will not want to miss making this stunning property yours! Please be aware that we are asking for offers to be submitted in writing by 5pm (close of business) on Wednesday the 10th of July, 2024. During this time we will not be giving a price guide or be able to lead the price in anyway. Buyers are encouraged to do their own research and due diligence to come up with a price that they believe will buy the property. If you would like extra information or to request an inspection time please enquire or contact the agent directly. Robyn Hawley-Whitton | 0488 071 007 | robyn@cpo.com.au Ben Whitton | 0409 343 474 | ben@cpo.com.au