

22 Bernborough Avenue, Ooralea, QLD, 4740



House For Sale

Tuesday, 3 September 2024

22 Bernborough Avenue, Ooralea, QLD, 4740

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Renovated Ooralea Home with Dual Living & Licensed Stables on 2501m

Opportunity meets originality in this one-of-a-kind, extensively renovated 4-bedroom home with dual living prospects within, multiple vehicle spaces, and 39m x 19m horse stables on a sprawling 2501m² block. Welcome to 22 Bernborough Avenue, Ooralea, a feature-rich property boasting a contemporary aesthetic and a wealth of customisation options with rural residential zoning privileges right in the heart of town. With no neighbours to one side, licensed stables, potential for a second dwelling, and high-end finishes throughout, this home is an equestrian's dream, a family's retreat, or an investor's rare opportunity for dual living income. Its ultra-close setting near the Ooralea racetrack, local shops, schools, and parks amplifies its appeal, making it a must-see for those seeking a lifestyle where possibilities are as vast as the land it sits on.

Enter the upper level via a beautifully polished timber staircase to an understated, elegantly renovated space where rich timber floors flow through the open kitchen, dining, and living areas. The gourmet Shaker-style kitchen showcases a sophisticated tonal arrangement of deep navy and crisp white, with recessed cabinetry and polished stone countertops. The island, featuring a 5-burner gas cooktop and a whisper-quiet, state-of-the-art range hood, is complemented by top-tier integrated appliances, including a built-in microwave, oven, and dishwasher, along with an Armando Vicario mixer. Fresh white walls throughout the living and dining areas charmingly contrast with timber Venetian blinds that filter natural light, adding a warm, organic touch. From here, glass sliders open to a sheltered outdoor space with direct stair access to the backyard, affording an ideal opportunity to extend into a broad, elevated entertaining deck.

This level's interior also comprises a comfortable master suite with air conditioning, a sleek ceiling fan, views, and polished floors that blend with a calming, neutral palette consistent with the home's theme. The extra three bedrooms, each equally sizeable, mirror many of the same features and offer continuity throughout, while the adjoining room to the master suite allows design flexibility, with the potential to be transformed into a luxurious walk-in robe and ensuite. Though unrenovated, the main bathroom provides a fantastic opportunity to tailor the space to your personal vision, currently presenting essential elements, including a shower, a vanity, and a large mirror that reflects natural light. The combination of muted tones and classic tile design lays a solid foundation for modernisation. Completing the upstairs interior and adding functional storage to this well-appointed space are built-in hallway linen cupboards.

The lower level introduces a super king-sized retreat with oversized charcoal grey tiles, air conditioning, and an exposed polished timber beam separating large windows with timber blinds that invite sunlight. Adjacent is a substantial storage room, which can be easily converted into a private bathroom and walk-in robe, accessible from the retreat itself, maximising dual living capabilities within the existing home. Beyond this, you'll find a huge two-door garage with abundant shelving, built-in storage, a workspace area, an integrated laundry and a second shower and toilet. Outside, landscaped gardens and mature trees line the boundaries, creating a secluded environment. The property also offers dual-side access with a driveway rated for trucks, a two-vehicle carport with a retractable roll-down shade, 39m x 19m stables licensed for 14 horse stables, and the capacity for a second dwelling.

Improvements (including but not limited to):

- Kitchen: Armando Vicario Mixer (Satin Nickel), Adline Satin Nickel Handles, Downlights, Black Duck Kitchen Cabinetry and Bench Tops, Splashback Tiles (New York Smoke), Range Hood, Built-in Microwave, Oven, Stove Top, Dishwasher (Included), Pantry Shelving.
- Electrical and Lighting: Circuit Breakers, Downlights, Ceiling Fans, Air Conditioning.
- Exterior and Garden: Fence Installation, Driveway Modifications, Stormwater Piping, Garden Care and Fencing, Concrete Driveway, Garden Edging, Front Garden and • • • Landscaping, Fence Garden Rail, Garden Bed and Veggie Patch, Irrigation Systems.
- Interior: New Venetian Blinds, Laundry Shelves, Plastering and Painting, Molding and Trimming, Sound screen Insulation, Wardrobe Accessories, Sliding Doors.
- Plumbing and Fixtures: Plumbing Fittings and Upgrades, New Toilets and Fixtures, Showerhead and Bathroom Accessories, Laundry Tub.

- Additional Items: Smoke Alarms, Door Stops and Chimes, Timber Work.

Rates & Water approximately: \$5,350 per year

Rental appraisal approximately:

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.