

**247-251 Bottlebrush Drive, Jimboomba, Qld 4280**



**House For Sale**

Tuesday, 25 June 2024

247-251 Bottlebrush Drive, Jimboomba, Qld 4280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 4130 m2**

**Type: House**



**RYAN TRAMA**

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## **SUBMIT ALL OFFERS!**

The Ryan Trama Team proudly present 247-251 Bottlebrush Drive in the Jimboomba Woods Estate - Boasting a spacious family home on an incredible 4,130m<sup>2</sup> of usable land. Featuring two street frontages and a large shed with direct access, suitable for large vehicles, this is an unbeatable opportunity for anyone seeking extra space for their family or home business. The Jimboomba Woods Estate is highly sought-after for many reasons - It's close proximity to local amenities and the inclusion of full-pressure town water and NBN are just the beginning! The 2015 built family home is beautifully presented - it features a spacious floorplan, perfect for modern-day family living. The stunning central kitchen features premium stone bench tops with a waterfall edge, as well as a 900mm freestanding cooker with gas cooktop. Entertaining is easy, with a seamless flow between the kitchen, open plan main living area, featuring lounge and dining, and the oversized outdoor entertaining area. Back inside, you will find a separate second living area, perfect for a media room or games room. The generous master retreat is spacious enough for a king-sized bed, and is complimented by a well-appointed ensuite and walk-in wardrobe. The remaining three bedrooms feature built-in wardrobes, whilst the main bathroom includes a relaxing bath. The inclusion of a gas heater to the main living area is perfect for the cold winter months ahead, whilst the air-conditioning throughout will keep you cool in summer. The 9m x 6m powered shed includes full-pressure town water supply, and is easily accessible thanks to the second driveway - which proves direct access for even large vehicles, including trucks.

**Extensive Property Features:-** Over 1 acre of usable land with manicured lawns and gardens (fully fenced)- 9.5kw Solar + Solar hot water system- NBN- 9x6m shed powered and with water supply. Three bay with 2.7m openings- Full pressure town water- Bio-cycle septic system

**House Features:-** 4 bedrooms / 2 bathrooms / 2 car garage- 2 spacious internal living areas- Open plan main living area with adjoined lounge and dining rooms. Separate second living area at the front of the house- Air-conditioned master bedroom with room for a king sized bed and side tables- Ensuite with stone bench-top to vanity & walk-in wardrobe- Remaining three bedrooms with built-in wardrobes- Main bathroom with relaxing bath and stone bench-top to vanity- Separate second toilet- Central kitchen with stone bench-top and waterfall edge, and plenty of storage- 900mm freestanding cooker with gas cooktop and dishwasher- Air conditioning to main living area- LPG gas with full copper piping- Gas heater in living area- Large outdoor alfresco area with extended concrete entertaining area- Separate laundry- Security screens to all opening windows and doors. - Blinds throughout

Contact Ryan Trama on 0448 295 135 to arrange an inspection!