

# 30 Inverary Way, Rockyview, QLD, 4701

pat o'driscoll  
real estate

## House For Sale

Saturday, 5 October 2024

30 Inverary Way, Rockyview, QLD, 4701

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 9**

**Type: House**



Doug Webber

0402355151

## Premium Home On Over an Acre with Huge Sheds and Pool...

Quality home in the popular "Paramount Park" not with one shed but 2, the 2nd shed has been built to house a bus, huge boat or caravan with a commercial door and automatic opener, exposed aggregate driveway with side access and double gate security.

This home has been done with everything in mind with the automatic sprinkler system for all the manicured gardens and lawn, using the bore so no high water bills, to the 2 tanks one being used for keeping the pool nice and full and has been set up for drinking as well so again little expense even though the home is all on town water.

The magnificent 370m<sup>2</sup>, 5 bedroom, 3 bathroom home has also been well thought out with not one main bedroom with walk in robe and ensuite but two, at opposite ends of the house so great for guests, children's wing, or looking after our elderly parents but giving them their own space. It also has two lounge areas, a beautiful modern kitchen with stone benchtops and quality appliances.

A huge undercover outside area with a built-in bbq and wine and beer fridge, a great area to spend with the family over christmas with plenty of room to watch the kids playing in the sparkling inground pool, or a game of cricket in the backyard.

This home has recently only become available and is ready for new owners to move straight in, call today for a private inspection...

- \* Main air-conditioned bedroom with huge walk in robe and ensuite
- \* 2nd main air-conditioned bedroom with ensuite and walk in robe
- \* 3 air-conditioned well sized bedrooms with built-ins
- \* 3rd modern bathroom with bath and separate shower
- \* Open plan air-conditioned lounge, dining and kitchen
- \* 2nd air-conditioned lounge/media room
- \* Modern kitchen with double thickness stone tops, built-in bins, quality appliances
- \* High ceilings throughout and double front doors to allow the breeze to flow
- \* Home has 2 gas hot water systems either end of the home, so never lacks hot water
- \* Kitchen area opens out to a full length of the home under cover entertaining area with built-in bbq, wine and beer fridge
- \* Loads of storage cupboards throughout the home
- \* Crimsafe screens and screen doors throughout the whole home, with the latest crimsafe exit window in case of a fire
- \* Internal laundry with so much space, hanging area for ironing and lots of cupboard space
- \* Double garage with internal entry to home, lots of storage and will hold 2 landcruisers
- \* Sparkling inground saltwater pool
- \* Side concreted driveway to a massive shed with high roller door to suit a bus, motorhome, huge boat or caravan, this shed could house up to 4-6 cars if needed
- \* 3 Phase power to shed, huge solar system for cheap electricity, home is also ready for generator to be plugged in if there is ever an electricity outage
- \* 2nd powered shed will house another two cars plus has a lean to for a boat or camper, or use as another entertaining area with a firepit
- \* Lots of fruit trees and veggie garden beds to grow your favorite variety of fruits and vegetables
- \* Fully fenced from the house to the backyard, double gated area that leads to a useable easement to play footy or ride bikes
- \* Under ground bore with loads of water with pump to irrigate all the lawns and gardens
- \* 2 tanks, main tank to refill the pool and also offers drinking water really suits those coming off the land to still enjoy rain water.

This home is selling well under replacement value with what is on offer, this is a must inspect and looking forward to making a dream come true for the new owners of this premium property, this will suit anyone with there own business, tradies, large families and retirees especially from the land who still like there privacy, call today...