

# 6-8 Kulmaren Grove, Karana Downs, Qld 4306

Place. 

## House For Sale

Tuesday, 2 July 2024

6-8 Kulmaren Grove, Karana Downs, Qld 4306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 6243 m2**

**Type: House**



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## JUST LISTED!!

**\*\* 1.5 PRIVATE, FLOOD-FREE ACRES IN A QUIET, ELEVATED, CUL-DE-SAC LOCATION\*\* SUPERB VALUE!! SUIT FIRST HOME BUYERS, INVESTORS & YOUNG FAMILIES\*\* REFURBISHED KITCHEN, BATHROOM & LAUNDRY\*\* FRESH INTERNAL REPAINT, IMMACULATELY PRESENTED & MOVE-IN READY!!** Situated on an impressive 6243m<sup>2</sup> (1.5 acres), this low-set property is a fantastic opportunity for the first-time homebuyer, investor, or family seeking the privacy and freedom of acreage living. 6-8 Kulmaren Grove offers a move-in ready opportunity for one lucky buyer featuring a solid brick, low-set, 3-bedroom home with multiple living spaces, refurbished kitchen, bathroom and laundry PLUS large outdoor entertaining area, overlooking a private rear, fully fenced yard. Set well back from the road via bitumen driveway, this property enjoys wonderful privacy and seclusion and an abundance of wildlife from the surrounding bushland. A great floorplan presents upon entering the property with double living area separated by the open-plan kitchen and dining spaces, enjoying all-year air-conditioned comfort. The kitchen is the central hub, featuring generous space and three full-sized cabinets for ample storage. It includes a stone-look tile backsplash, a SMEG gas cooktop, a Westinghouse built-in oven, and an ASKO dishwasher, making cooking a breeze. With plenty of bench space and room for a double fridge, the kitchen flows seamlessly into the covered outdoor area, ideal for entertaining and enjoying the natural surroundings. Enjoying peaceful separation, the master bedroom (with access to the main bathroom) is filled with natural light from the large picture window, and the two additional bedrooms, both with built-in wardrobes have carpet and large windows. The bathroom boasts a shower, plenty of storage, and floor-to-ceiling tiles, with pre-existing plumbing making a bathtub installation a breeze! Outside, the property blends beautiful Australian bushland with mature trees, offering privacy and an abundance of wildlife. The fenced house yard includes a cubby house and garden shed, providing plenty of room for pets and kids to safely explore and play. The large L-shaped undercover entertaining area is the perfect addition to enjoy your property all year round! Located in a quiet cul-de-sac among other acreage properties, 6-8 Kulmaren Grove is just 5 minutes from Mt. Crosby State School and under 10 minutes from the Karalee Shopping Village, offering convenience without compromise. With easy access to Brisbane and Ipswich and a variety of schooling options (both public and private), Karana Downs is a slice of country paradise. Features: **\*\* 1.5 ACRES PRIVATE & ELEVATED, FLOOD-FREE, ENJOYING A CUL-DE-SAC LOCATION\*\* SECLUDED AND SET BACK FROM THE ROAD\*\* SOLID LOW-SET BRICK HOME CIRCA 1990 WITH TILE ROOF & CONCRETE SURROUNDS\*\* 3 GOOD-SIZE BEDROOMS; 1 BATHROOM; MULTIPLE LIVING AREAS; DOUBLE CARPORT\*\* REFURBISHED WHITE KITCHEN WITH DISHWASHER, SMEG GAS COOKTOP + ELECTRIC WALL OVEN + BANK OF WALL CABINETRY\*\* OPEN-PLAN KITCHEN DINING & LOUNGE WITH AIR-CONDITIONING + EXTERNAL ACCESS TO ENTERTAINING AREA\*\* LIGHT & AIRY FORMAL LOUNGE WITH PENDANT LIGHT \*\* 2-WAY MAIN BATHROOM WITH VANITY, SEPARATE SHOWER & HEAT LIGHT & EXHAUST\*\* SEPARATE WC + REFURBISHED LAUNDRY WITH EXTERNAL ACCESS\*\* LARGE UNDERCOVER L-SHAPED OUTDOOR ENTERTAINING AREA\*\* CARPET + NEW VINYL PLANK FLOORING THROUGHOUT\*\* SECURITY SCREENS THROUGHOUT\*\* GARDEN SHED + CUBBY HOUSE\*\* SOLAR PANELS + SOLAR HOT WATER\*\* HOUSE YARD FULLY FENCED WITH SIDE ACCESS TO REAR YARD\*\* TERMITE BARRIER REPLACED IN 2020\*\* ASPHALT DRIVEWAY WITH PARKING BAY** Council Rates - \$469 per QTR Water Access - \$59 per QTR LOCATION!! Minutes away local facilities including Service Station, General Store, Bakery, Pizza Shop, CHEERS Liquor House, Hairdresser, Pool Shop etc. The nearby Warrego Highway provides motorway access to the Gold and Sunshine Coasts as well as western areas including Toowoomba. Only 25 kms to Brisbane CBD, 15 kms to Indooroopilly and only 12 kms from the Ipswich CBD. Call Carrie & Richard today for your welcome inspection! Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes