

Sold



Mowbray



## Impeccable Queenslander

A well constructed Hardwood Queenslander in impeccable condition nestled in the magical Spring Creek Valley on acreage with magnificent rain forest and mountain views.

Presenting 3 generous sized bedrooms, a study, a pub and 2 bathrooms, one being a large main en suite with spa bath and shower, the other also having a bath and shower. There are fully retractable bi-fold windows opening up around the spa allowing you to soak up the beautiful mountain and garden views. All the bedrooms, pub and one bathroom open up onto the spacious verandahs. Off the open plan kitchen, lounge and dining room, there is a large office or rumpus room.

The modern kitchen with granite bench tops blend in well with the style of home and has a Baumatic double electric oven with four gas top plates and a large Whirlpool dishwasher.

The cosy pub (or 2nd study) leads off the deck with its own entrance.

All bedrooms and the open plan area have air conditioners as well as ceiling fans, however, together with the high roof, and under floor space, louvres

3 2 4 4,492 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	504
<b>Land Area</b>	4,492 m <sup>2</sup>

### Agent Details

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### Office Details

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and French doors the house remains cool and the air conditioners are very seldom required.

The verandah is completely enclosed with gated railing, ideal to secure children or pets.

All doors and windows are fully screened.

The laundry is tucked away out of sight with wash lines under the verandah roof for those rainy days. Leading off the laundry is a ramp for the laundry trolley or wheelchair etc.

The 25,000L Rainwater tank and a deep bore ensures continuous water supply.

Power is supplied by Ergon together with a 1.5 Kilowatt solar power system via a 2.5kw inverter which is connected to the grid. The pool pump and hot water heater are connected to off-peak tariffs to keep your power bills down to a minimum.

Also featured is a large billabong style pool using local rocks for the edges and waterfall with a shade sail for those bright sunny days.

The four bay shed solidly built on a concrete pad has ample heavy duty shelving and work bench but for those who need even more space there is also under cover parking for your boat and caravan.

The well manicured level lawn and auto irrigated gardens are easy to maintain. Fruit trees include ruby grapefruit, orange, madarin, lemonade, black sapoti, mango, bananas, passion fruit, pineapple and paw paws.

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