



ABSOLUTELY SENSATIONAL.....RIVER FRONTAGE, VIEWS, FLOOD FREE

All offers invited

Craftsmanship, skill and loving care....every aspect of this stunning and wonderful home has been done with flair, imagination and attention to detail, all the while making sure that it's also a warm, welcoming, practical and happy house to live in.

SHORT & SWEET...

Fantastic living space opening to expansive deck with heated spa
River and farmland views
Timber flooring, pitched ceilings, bespoke fittings, Spanish chandeliers
Huge chef's kitchen with walk in pantry
4 generous bedrooms
2 bathrooms, ensuite and family bathroom
Large entertainment outdoors under cover
Horizon pool
Under house studio or work area
Triple garage 9x6m plus gazebo carport
3824 sq metre river frontage block with riparian rights
Home site well above flood level
14K litre tanks, interchangeable with mains supply
Insulated walls and roof
1.5 Kw solar panels and ADSL connection
Walk to shops, school buses at end of street

A CLOSER LOOK

- under gabled ceilings, expansive living area with timber floor is light, open and airy, with pretty stained glass gable features and Spanish import chandeliers
- you'll be drawn onwards, out onto the deck, under cover and opening to alfresco space, with steps down to the spa, horizon pool beyond, or further into the garden and down to thatched gazebo to watch life on the river
- who in your family likes to cook? This is a kitchen to die for....roomy, top

Key Features

Pool
Air Conditioning
Built-in wardrobes
Close to Schools
Close to Shops
Close to Transport
Garden

range appliances, lots of storage and work space, fabulous walk in pantry with stained glass window

- the main bedroom enjoys river views, French doors to the deck, walk in robe and sensational ensuite bathroom
- another 3 bedrooms for the family all have built in robes and offer privacy and individuality
- neat study nook sits at the top of the stairs under another hand crafted gable window
- choose how to cool off....indeck 6 seat spa with bubble massage, or, lazy laps in the sparkly fresh water pool with horizon edge...either way, summer life is tough!!
- adventurous spirits catered for....bushland pathway winds down to observation gazebo and onwards to the Brisbane River where you can launch the canoe to explore turtle islands and sunny sandbanks
- practicality assured, there's triple lock up parking plus thatched gazebo or extra carport and an area under the house for workshop or studio
- other practicalities include 14K litre rain water tanks interchangeable with mains supply, insulation in walls and roof, 1.5 Kw solar panels, and ADSL connection with commercial standard 10 line telecommunication
- Kenmore Village is only 12 minutes away, 30 mins to Brisbane CBD off peak, 15 mins to Ipswich or Amberley RAAF Base
- all school buses at the end of the street
- walk to parkland and local shops, or 5 mins to either Woolies or Coles
- tenants are currently resident until February when lease ends, new owners can move in or renew lease on reliable tenancy

Completely individual, delightful, unexpected and inviting....this lovely home will lift your spirits and welcome you in. Please phone to arrange your visit as we would just love to show you around!!