



# SOLD

## LOOKING FOR AN ESCAPE TO THE COUNTRY?

Combine the benefits of rural living with the convenience of schools, dining, shops, supermarket and more all just a short walk away.

This property presents so many options Set on a large 4,593 square metre landscaped block, it offers the tastefully refurbished main house with 4 bedrooms ( or 3 plus study) 2 modern living areas and dining. The kitchen is a chef's delight boasting top end appliances and a walk through pantry. Ducted air conditioning ensures year round comfort. Other services include solar power, bottled gas and trickle feed rainwater tanks.

A large undercover entertaining area provides plenty of room for year round outdoor living with an adjacent inground pool. The pool is also accessible directly from the master bedroom. The entertainment area also overlooks a landscaped garden .

A garage and ample shed ideal for the handyperson are located in the grounds. Maintenance of the garden is assisted by separate rainwater tanks and at the bottom of the garden is a small dam.

Further options are provided by a separate contemporary granny flat nestled within its own cottage style garden. With 2 bedrooms,bathroom. kitchen and living area the unit gives potential for independent living for elderly relatives or adult children,

If you are looking to work from home like many people have taken the opportunity to do recently and do away with the daily commute the unit would be ideal.

It would also suit somebody looking for a studio for arts, crafts, photography or the like.

Jimboomba is located less than an hour drive from Brisbane CBD or the Gold Coast.

Property features:

- Ducted air conditioning
- Ensuite
- Built in robes
- Modern kitchen
- Large pantry
- Gas cooking
- Study
- Undercover entertainment area
- Inground pool

5 BED | 3 BATH | 3 CAR

PRICE:  
\$950,000

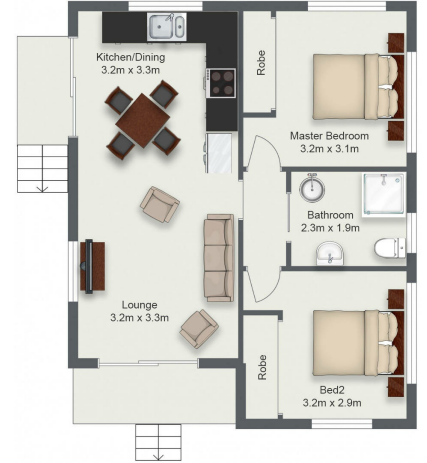
OPEN FOR INSPECTION:  
N/A



**Nicole Polley**  
0450578811  
polley@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

**Main House**

**Granny Flat**



**52 Grandview Rd, Jimboomba**

Main House: 4 Bedrooms, 2 Bathroom, 2 Toilets  
 Granny Flat: 2 Bedrooms, 1 Bathroom, 1 Toilet

Floor Space:  
 Main House: 145m<sup>2</sup> Approx (Excl Outdoor Areas)  
 Granny Flat: 59.9m<sup>2</sup> Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective tenant or owner. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.