



**SOLD**

## "BALMORAL" QUEENSLANDER ON 11.9AC MASTER BUILT - SUPERIOR INCLUSIONS

### INSIDE

This home is impressive starting with the Bull Nose Verandah  
Formal entrance  
Open plan family room with a timber kitchen. Appliances include: double wall oven, double sink, double drawer dishwasher, appliance cupboard plus ample bench and large double pantry. Simply open the internal bi-folding French Doors extending living space to include the formal dining and lounge  
No compromising on space with 4 large bedrooms, master with large en-suite and huge walk through robe plus a second large bathroom and sep powder room.  
Wide Hallway  
Walk in linen Room  
Walk in Storage Room  
Polished Iron Bark timber floors and high ceilings continue the authentic Queenslander style throughout.  
Other features include; air conditioning, laundry with built in ironing centre, security screens, Cedar shutters, wall and ceiling insulation, Skylights, Ducted Vac, heated towel rail.

### OUTSIDE :

Outdoor entertainment options include inground salt water pool  
6 person spa.  
Colorbond 3 bay shed with 3 phase power and worksop area, shower and toilet - (1 bay high enough to install a hoist) Sep HWS the horses and dogs would love a warm bath  
Large Sep 3 space Carport  
Storage for Hay or extra vehicles suit 2 horse float  
Even the fur Kids are happy with the Dog Proof Fencing.  
The acreage has been recently fenced into paddocks no barb wire!  
70' Round Pen  
Cowboy Dressage Area  
Water is provided by a bore and tanks. Bore Services the Gardens, Pool and troughs ( good quality water)

This is an outstanding example of a modern, functional Queenslander. With absolutely no compromises this property is sure to impress the most discerning buyers.

**4 BED | 2 BATH | 8 CAR**

**PRICE:**  
\$549,000

**OPEN FOR INSPECTION:**  
N/A



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