



## UNDER OFFER !

- \* Unique Elevated Timber Home with Wrap-around Deck
- \* Peaceful Position Abundant with Nature and Wildlife
- \* Sealed Circular Driveway, Large 70,000l Inground Pool, 6m x 6m Shed

Rob and Racheal of Robert James Realty present to the market this warm and welcoming home set back off Jirrima Crescent and accessible down a long sealed drive where you can be welcomed by kangaroos upon entry.

Elevated to catch the natural breezes and provide you with a picture postcard view from each and every room of the home. Large glass sliders provide a seamless entry from the front deck into the large open plan living, dining, kitchen area. Exposed timber rafters, Slow Combustion woodfire stove and brushbox timber floors emanate a warm and hospitable feel. The kitchen is of a good size complete with quality Meile appliances; stainless wall oven and steamer, induction cooktop and rangehood and integrated dishwasher. An island bench large enough to utilise for breakfast and 40mm Essastone waterfall b

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Address : 24, Jirrima Crescent, QLD, COOROIBAH, 4565

Area : 5.09 per sqm

Bedrooms : 4

Bathrooms : 4

Car Space : 2

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Type : House

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benchtops. Loads of storage and a stainless steel rear benchtop with moulded sink. To the side of the living room is a fully equipped theatre room with sunken floor. This room is fully insulated in the walls and ceiling, has air conditioning and is the ideal place to enjoy the full cinematic experience. Hidden away above the living area in the rafters is a mezzanine loft space which you can access via pull down stairs. A reading nook, office or simply storage. The choice is yours!

Down the hall you will find a fully renovated spacious bathroom with stand alone deep dish bathtub, large walk-in frameless shower and vanity. A separate toilet sits adjacent. The master bedroom looks out the rear of the property with glass sliders with side accessing the wrap around deck, has two built-in robes and a walk-in robe and a renovated ensuite. Two further bedrooms, also large in size with built in robes; one having its own private balcony while the other opening onto the side deck.

An internal staircase provides access to the downstairs laundry and undercover pathways to both sides of the home. On one side is the pool area and conveniently positioned across from the gate is a separate toilet and a shower room. On the other side of the home you will discover another stand alone bedroom with new flooring and ensuite, perfect for renting out and earning a bit of extra income or utilize for visitors who like their own space. You can also access the undercover parking area via both sides. Here you can fit at least 4 cars (maybe more depending on size of car) and keep your excess goods packed away in the storage cupboard.

Sitting behind the home is a powered 6m x 6m shed ideal for maybe the car enthusiast or the buyer who likes to tinker and build things. A massive pool approximately 11.5 x 4.5m in size runs along side the home. Plenty of room to lay beside the pool on a hot summers day. An elevated deck sits aside the pool perfect for entertaining whilst watching the kids swim.

A lovely home, whether you buy it and fill it with a family or you are retired and wish to disappear into nature but have the room for family to come stay, this home will suit a myriad of buyers. Enjoy the best of inside outside living with wrap around decks and an abundance of land.

There are so many features of this amazing property, don't miss out;

- \* 6.6kw solar with micro inverters
- \* Solar hot water
- \* 3 x Daikin split system air conditioners
- \* Fans throughout
- \* Freshly painted inside
- \* Underground water tank
- \* Full garden irrigation system running off the bore
- \* Small garden irrigation under eave near the pool runs off the tank
- \* Led lighting inside and sensor lighting upon entry
- \* 10,000 gal underground water tank
- \* Septic system
- \* Sealed driveway
- \* School bus stop at door