



75 Ivory Street, Braemore

## The perfect place to call home surrounded by rural views!

Set on an elevated 4047m<sup>2</sup>; (approx.) parcel of land, this beautifully presented property offers the perfect blend of peaceful country living and modern convenience. Surrounded by stunning rural views.

Built in 2017, the steel frame brick home is immaculate both inside and out. Designed for low maintenance living without compromising on comfort or style, this home is ready for you to move in and enjoy.

Whether you're seeking a tree change, space for the family to grow, or a serene lifestyle, this impressive property delivers.

### Home Features:

Full length north facing veranda

Formal entry

Open plan modern kitchen, dining and family room with air conditioning

Formal lounge room

Four bedrooms with built in robes

Master bedroom is located at the end of the home with ensuite, walk in robes and air conditioning

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### FOR SALE

Please Call

### AGENTS

Helen Gauld

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Paris Granzien

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### AGENCY

LJ Hooker Esk | Toogoolawah

(07) 5424 2222

All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Full length east facing veranda with surrounding stunning views  
Beautifully tiled main bathroom with shower, bath and vanity  
Separate toilet  
Laundry has easy access to outside.  
Tiled main living areas  
Carpet bedrooms  
Tiled windows + security screens  
Ceiling fans throughout

Property features:

Concrete driveway to house and garage  
Titan colourbond shed, 3 extra high rollers and compete with power  
Rainwater storage tanks 2 x 5000gal off house with new pumps, 2 x  
3000gal off garage  
Bio septic toilet system  
Fully fenced yard

Viewing is a must!

Council Land Rates: \$832.45 per half-year (approximately)

Water Rates: N/A, Tank Water Only

Potential rental income: \$600 - \$650 per week

Advertising Disclaimer

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**MORE DETAILS**

Property ID	9S8HES
Property Type	House
Land Area	4047 m2
Including	Ensuite Air Conditioning Toilets (2) Deck Built-in-Robes Secure Parking Fully Fenced Grey Water System Water Tank

**Helen Gauld 0417 782 673**

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