



## Bridgeman Downs, 88 Idonia Street

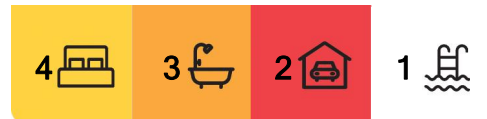
ACREAGE LIVING WITH CITY CONVENIENCE! TENNIS + POOL + HORSE STABLES ON 1.57HA

88 Idonia Street is set on a sprawling 1.57 hectares in a prestigious enclave in the tightly held acreage suburb of Bridgeman Downs. Set back from the street and surrounded by established gardens, this home is filled with classic charm, boasting a spacious floor plan with four bedrooms, three bathrooms and vaulted ceilings. With two indoor fireplaces and expansive living areas, this home offers country comforts whilst allowing ample space for the whole family to enjoy.

With a flood lit tennis court, resort style swimming pool and a workshop, this property will be perfect for those who love outdoor living. An extensive orchard is at your disposal, with a multitude of mature fruit trees and vegetable gardens on the property. For horse enthusiasts and animal lovers, there are stables, fenced paddocks and chicken coops on the property. The property backs onto a permanent running creek with treed canopy that offers the ideal location for peaceful reflection or meditation.



**Disclaimer:** 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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1SZ8F1H](http://ljhooker.com.au/1SZ8F1H)

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**LJ Hooker Albany Creek | Warner**  
**(07) 3264 9000**

The expansive 3.87 acres of flat land offers endless opportunities for those seeking a harmonious blend of countryside living, whilst still only being 20 minutes to the CBD.

The most discerning of buyers will appreciate the lifestyle on offer at this remarkable acreage residence. To obtain further information or to arrange a private inspection, please contact Wayne Cornell on 0410 405 031 or Jason Wagner on 0457 704 071.

Property Features:

- \*Four spacious bedrooms + three bathrooms
- \*Three bedrooms with built-ins & study nook
- \*Master bedroom offers easy access to the front patio, walk in wardrobe and stylish contemporary ensuite
- \*Modern and large family bathroom
- \*Huge entertainer's kitchen with ample storage and 5 burner stove
- \*Dishwasher
- \*Vaulted ceilings
- \*Polished cork and hardwood flooring
- \*Expansive family and living rooms
- \*Two indoor fireplaces
- \*Three phase ducted air conditioning + ceiling fans
- \*Large covered outdoor entertaining area
- \*Family sized swimming pool, regularly maintained for \$80/month + new chlorinator
- \*Floodlit tennis court
- \*Sprawling 1.57ha grounds in a prestigious enclave of Bridgeman Downs
- \*Established orchard consisting of Brazilian Cherry, Coffee, Tangelo, Bananas, Longan, Kaffir Lime, Lemon, Exotic Berry, Bowen Mango, Neem and run by grey water sump
- \*Fenced Horse stables and paddock
- \*Chicken coops
- \*3 water tanks with pumps for irrigation
- \*Septic tanks x 2
- \*Solar power system
- \*Monitored security system and security lights throughout the property
- \*Fully fenced, solar-powered front gate
- \*Located in McDowall State School catchment
- \*Walking distance to buses servicing the CBD, and multiple public and private schools
- \*Ten minutes' drive to Westfield Chermshire, 18 kms to Brisbane Airport, less than 16 kms to the CBD

Disclaimer:

"Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."

"LJ Hooker Albany Creek | Warner also offer a property management service. If you're considering renting your property, are looking to buy or would like a free review of your current portfolio, please call our main office on (07) 3264 9000."



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## More About this Property

<b>Property ID</b>	1SZ8F1H
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	1.57 hectare
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Toilets (3) Alarm Pool Tennis Court Fire Place Dishwasher Built-in-Robes Fully Fenced Solar Panels Water Tank

### Wayne Cornell 0410 405 031

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### Jason Wagner 0457 704 071

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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internal 273sqm  
external 76sqm  
total 349sqm



88 IDONIA STREET

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