



Clagiraba, 38 Gerara Court

COLLAPSED CONTRACT ..DUAL LIVING & LARGE FAMILY HOME ON ACREAGE

They don't build them like this anymore. need big living this is it!!!

The floorplan of the home was ahead of its time when it was built and comes with 7 bedrooms if needed or 6 plus large office in total. With 2 of those bedrooms being a completely separate 2-bedroom dual living home with its own parking,

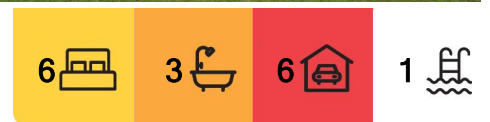
The home offers space and country style living, with an open fireplace to the formal lounge & dining, French style windows to the front of the home and large timber kitchen.

The potential of this property is boundless.

The property also includes two large steel sheds, inground pool, solar power, Ducted air conditioning and access all the way to the back of the block for vehicles, sheep, horses, or cattle (approvals may be required) Not to mention the additional features below.



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
By Appointment

Contact
Julie Morgan-Kemp
0409 691 416
julie@ljhgc.com.au

LJ Hooker Nerang
(07) 5581 4422

Features Include:

- * 7 bedrooms in total if needed or 6 bedrooms plus large office with 3 bathrooms
- * Master suite with double door entry, perfect size for the super king bedroom setting, air conditioning, big bay window, large ensuite, large walk-in robe
- * An additional 3 good size bedrooms with built in robes in main home
- * Large study/media room/5th bedroom
- * Large kitchen with walk in pantry plus family room
- *. Separate lounge room for kids
- * Ducted air conditioning
- * Solar power approx. 20 panels with Solar power remote activated front gate
- * Underground power and drainage
- * Formal lounge room with open fireplace connects to the formal dining area.
- * Informal lounge room with lockable double doors
- * Combined family and informal dining room with air conditioning and combustion fireplace
- * Big timber kitchen with large walk-in pantry.
- * Internal access to double lockup garage
- * Generator powers both houses if needed.
- * French style windows to the front of the home
- * Front covered veranda
- * Inground pool
- * Two large 2 bay sheds with 3 Phase power.
- * Separate driveway to a 2-bedroom open plan dual living
- * 14 acres with approx. 7 acres usable to the rear of the property with Dams
- * Underground power & drainage
- *Each house has a water filtration system Davey UV steriflo.

Tank water approx. 30,000ltrs

The creek is the boundary which backs to the state forest and horse trails.

Enjoy picking your own fruit Trees!

- Mango
- Lime
- Mulberry
- Apple
- Guava

Don't miss out on this opportunity - our sellers want all offers presented.

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.



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More About this Property

Property ID	5FQFF41
Property Type	AcreageSemi-rural
Land Area	14 acre
Including	Study Air Conditioning Pool Outdoor Entertaining

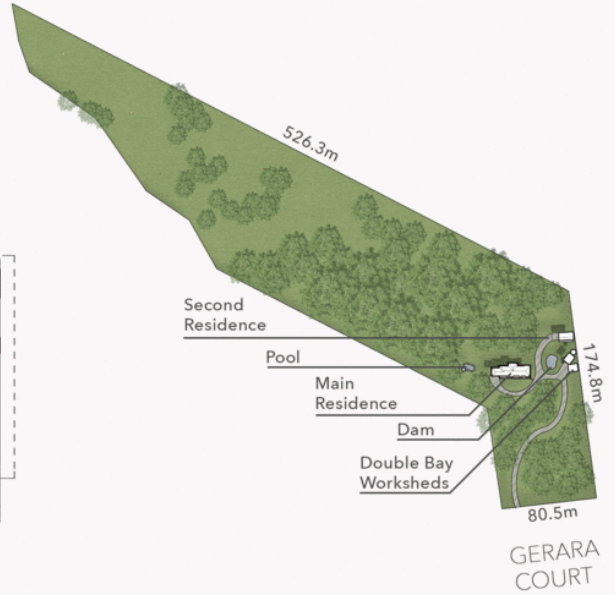
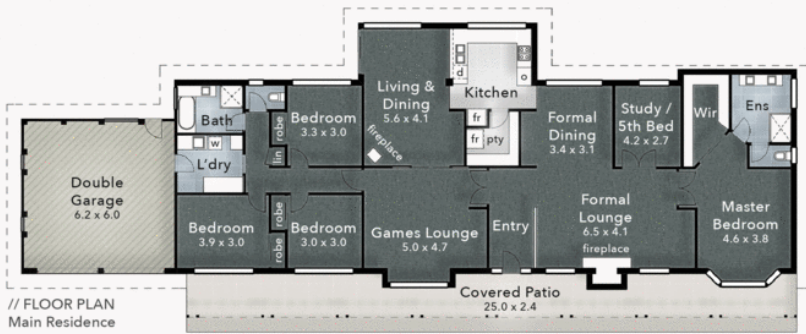
Julie Morgan-Kemp 0409 691 416
Sales Specialist | julie@ljhg.com.au

LJ Hooker Nerang (07) 5581 4422
2-4 New Street, NERANG QLD 4211
nerang.ljhooker.com.au | nerang@ljhg.com.au



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38 Gerara Court
CLAGIRABAR
Block Size 58,200m²

MAIN RESIDENCE
5 Bed | 2 Bath | 2 Car
Internal 266m²
Covered Patio 56m²
Total 322m² or 35 Squares

SECOND RESIDENCE
2 Bed | 1 Bath
Internal 73m²
Covered Patio 21m²
Total 94m² or 10 Squares

COMBINED TOTALS
7 Bed | 3 Bath | 2 Car + 4 Workshed
Internal 339m²
Covered Patios 77m²
Total 416m² or 45 Squares

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