



## Clagiraba, 38 Gerara Court

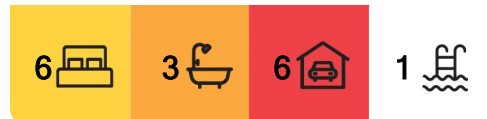
NOW SOLD

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.



**For Sale**  
CONTACT AGENT

**View**  
[ljhooker.com.au/5FQFF41](http://ljhooker.com.au/5FQFF41)

**Contact**  
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**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

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

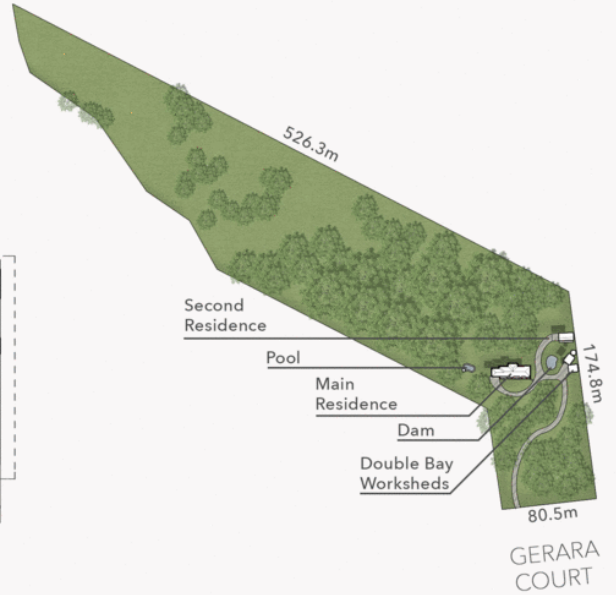
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38 Gerara Court  
CLAGIRABAR  
Block Size 58,200m<sup>2</sup>

**MAIN RESIDENCE**  
5 Bed | 2 Bath | 2 Car  
Internal 266m<sup>2</sup>  
Covered Patio 56m<sup>2</sup>  
Total 322m<sup>2</sup> or 35 Squares

**SECOND RESIDENCE**  
2 Bed | 1 Bath  
Internal 73m<sup>2</sup>  
Covered Patio 21m<sup>2</sup>  
Total 94m<sup>2</sup> or 10 Squares

**COMBINED TOTALS**  
7 Bed | 3 Bath | 2 Car + 4 Workshed  
Internal 339m<sup>2</sup>  
Covered Patios 77m<sup>2</sup>  
Total 416m<sup>2</sup> or 45 Squares



Julie Morgan-Kemp 0409 691 416

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