



## Regency Downs, 10 Lyrebird Road

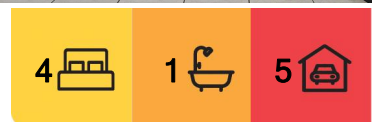
### Country Living with Town Amenities

Welcome to this scenic 1.5-acre rural getaway. Tucked away in the peaceful countryside, this property provides the ideal balance of tranquillity and comfort. Embrace the beauty of rural living while still enjoying convenient access to essential amenities.

Immerse yourself in the beauty of the Lockyer Valley, Somerset, and Ipswich regions, offering numerous activities and adventures for the whole family to explore. Designed for easy upkeep, this countryside home goes beyond expectations, boasting a range of features that will captivate your senses. Discover the allure of a lifestyle that seamlessly blends the charm of the countryside with the comforts of modern living.

#### FEATURES AT A GLANCE:

-Built in 2000



**For Sale**

FOR SALE NOW

**View**

[ljhooker.com.au/GBDHR9](http://ljhooker.com.au/GBDHR9)

**Contact**

**Andrew Kenman**

0409 570 124

[akenman@ljhooker.com.au](mailto:akenman@ljhooker.com.au)

**LJ Hooker Ipswich | Fernvale**  
**(07) 3281 4305**

**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.

- 4 generously sized bedrooms, 3 equipped with ceiling fans and built in robes.
- Spacious master bedroom featuring a walk-in closet and access to the patio.
- Additional living space is provided in the separate tiled family room.
- The heart of the home, featuring a seamlessly integrated open-plan design with generous bench space, pantry, dishwasher, electric cooktop, and oven-a dream for culinary enthusiasts.
- Spacious covered alfresco patio, an ideal setting for outdoor entertaining and relaxation, seamlessly blending indoor and outdoor living.
- With parking for up to 5 cars, this property accommodates larger gatherings and offers flexibility for those with multiple vehicles.
- A substantial two-car garage ensures the security of your vehicles and provides additional space for a workshop or storage.
- Fully fenced Spa area
- The property has two water tanks with access to town water

**LOCATION AT A GLANCE:**

- 10-minute drive to Warrego highway access
- 4-minute drive to Glenore Grove State School
- 8-minute drive to Faith Lutheran College - Plainland

This charming property invites you to experience the joys of country living, surrounded by the natural beauty of the landscape. Take a leisurely stroll through your own piece of paradise, where the vast outdoors become an extension of your living space.

**OTHER INFORMATION:**

- Currently tenanted for \$550 Per week until 11 March 2024
- Ipswich City Council Rates TBA
- Queensland Urban Utilities TBA

Don't miss the chance to experience this remarkable property. Contact Andrew at 0409 570 124 today to schedule a private viewing.

## More About this Property

<b>Property ID</b>	GBDHR9
<b>Property Type</b>	House
<b>Land Area</b>	1.5 acre

**Andrew Kenman**

Principal/Director | akenman@ljhooker.com.au

**LJ Hooker Ipswich | Fernvale (07) 3281 4305**

U3 8 Gordon Street, IPSWICH QLD 4305

ipswich.ljhooker.com.au | reception.ipswich@ljhooker.com.au



**LJ Hooker Ipswich | Fernvale  
(07) 3281 4305**

**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.