



Sladevale, 27 Amarina Avenue

OWN THIS FULLY FURNISHED or FULLY VACATED

Own this stunning property, styled well for longevity, a home that was built to stand the test of time. What a Super sized, Insulated, drive through Shed, four roller doors in all, you can effortlessly manoeuvre your caravan or motorhome on this property, your motorhome or caravan bay here is drive through, to the rear of the Shed here Sellers have only recently installed a heavy duty carport annex for additional vehicles, caravan, horse float and or motorhome. The home and the shed are fully insulated, the property is securely fenced.

The location here up on Mt Tabor is a wonderful one, with the neighbourhood a close knit one, all age groups reside here, everyone enjoys a unique outlook and natural elements. This is a property still evolving and developing, the landscaping is coming along, a beautiful lawn is established, deciduous trees and fruit trees. My Sellers have put enormous effort into setting up the grounds well, a new concrete aggregate driveway, coloured and sealed charcoal garden edge, Many a truck load of quality deco has been installed and compact rolled to afford you an excellent base for your heavy vehicles that



For Sale
Please Call

View
ljhooker.com.au/M17H85

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LJ Hooker Warwick
(07) 4661 8100

drive to the rear of this property, to the Shed and workshop to the rear, great also for the young ones on their bikes and scooters.

List Price is for property only, all Furniture and Machinery by Negotiation with our Sellers. Purchase fully furnished, fully tooled, or negotiate your purchase fully vacated. Sellers and Agent hold all purchase tax invoice and receipts for all contents, machinery, tools to share with you our Buyers. We understand also that you may well wish to negotiate your purchase with our Sellers having fully vacated. It is your choice, please do share your preference should you wish to proceed and purchase after your private viewing and review of this well located, beautiful property.

Family of course can grow beautifully in this spacious six bedroom home. All bedrooms have built in robes, the master a generous walk in robe with enough space for both the husband and wife, or as my current owners have enjoyed, a fantastic home for retirement, enough to do, but not such that you cannot pack up the motorhome and clear off into the wider Australia. Sellers have an excellent man who can attend to the property grounds while you are away touring, we can share his details with you should you purchase here.

Bathrooms are so beautiful, the home has beautiful wet areas, you have here an ensuite and a bathroom. Both are of a generous size, both have deep, wide bath, shower cubicle, quality floating vanity, exquisite tiles. Our Seller couple here have spared no expense.

Our home has a double remote garage with internal access into the home, an easy entry coming immediately into the kitchen, from here the home opens generously into the expansive kitchen, dining and living open plan area of the home. Additionally here you will enjoy a separate entertainment area, all these elements flow out to the spacious undercover outdoor living and those enviable views. Both our front entrance porch and out outdoor living are tiled. Our property has a quality security system, Crimsafe screens, a most wonderful brand new, quality plus slow combustion wood heater, this is wow ambiance and incredible warmth for you, in conjunction with our fully ducted reverse cycle Air Conditioning. So much to share and be ready for this incredible presentation, be ready to have desire for what is a truly wonderful place to reside.

Other elements of our property are: -

- Solar Power Panels feeding back into the Ergon Grid;
- Ceiling Fans throughout the home and also in the outdoor living area;
- Fully Ducted and Zoned reverse cycle Air Conditioning system;
- Rumpus or Media Room
- Sixth Bedroom could also be your large, designated office if required.
- Quality Window coverings throughout, block out blinds on most windows, curtains on main bedroom as well;
- our property as shared has easy access, for up to five plus vehicles, a motorhome, or caravan;
- Gas Hot Water System;
- * New quality Slow Combustion Wood Heater
- Concrete apron on driveway side of the home;
- Laundry is well appointed, with a lift cupboard strut opening, pull out clothesline;
- the home enjoys superior stone bench tops throughout;
- Multiple TV points already installed, television brackets in place.
- There is an already installed, designated circuit for a swimming pool, should you and your family look to install.



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This is a truly beautiful property, one that is available to you as our Sellers relocate to be nearer to grandchildren.

More About this Property

Property ID	M17H85
Property Type	House
Land Area	8272 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Alarm Fire Place Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Grey Water System Water Tank The exemplary presentation here the as new feel of this contemporary home will create desire buyers

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