



## 38-42 River Oak Drive, JIMBOOMBA

### Fantastic Family Acreage Find !

Often sought but seldom found, a level acre, with a quality (BMW) home, a lovely pool, a large shed, solar power and schools, shops and parks within walking distance in a progressive and attractive location with a bright future ahead.

Your inspection will reveal a well sized family home on a level 4,333 sqm block, which is well over an acre, and which is also fully fenced for the family pets and accessible via a sealed bitumen driveway.

Ducted reverse cycle air-conditioning will ensure your total comfort be it winter or summer and for added convenience you'll also find a ducted outlet in the en-suite bathroom. And if running costs are a concern, well there's a 5kW solar system up on the roof to help reduce your bills.

Three living areas will ensure everyone has their own space; there's a carpeted and comfortable formal lounge room with feature bay window, a huge tiled rumpus room, which is currently used as a dining room and then the spacious meals area, which is open plan to the well-appointed kitchen. So, if you have been struggling to find space for the pool table, then here it is!

The large fully fitted walk-in robe and feature bay window are welcome additions for the master bedroom as is that similarly spacious en-suite bathroom that I mentioned earlier, which also boasts a twin sink vanity unit and large shower with twin shower heads.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 5210673

**SALE DETAILS**

**Offers Over \$589,000**

**CONTACT DETAILS**

**Elders Real Estate  
Jimboomba**  
Shop 37 Jimboomba  
Junction  
Jimboomba, QLD  
(07) 5548 7610

**Steve Hodgson**  
0409 499 563

Double built-in robes will be found in each of the other three bedrooms, while additional cupboard space will be found in the hallway with not just one, but two separate linen cupboards - a large double and an even larger triple.

Moving outside, you can watch the kids playing in that sparkling in-ground salt pool from the comfort of the outdoor entertainment area and the shed too is within easy reach. Just for the record, it's a powered 12m x 6m which delivers water to a trio of aquaplate tanks which are hooked up to a separate pressure pump - ideal for washing the car, watering the garden or topping up the pool. It's easily accessible and all of this is in addition to the double lockup with internal access.

For those not familiar with the area, Brisbane is reached within the hour, the Gold Coast in a little over and the local Schools, Shops, Parks, Skate Park, Footy Fields, Dog Park and more are all within easy reach here in this very progressive area. Coles will be arriving soon, while the Servo is scheduled to open very soon.

So here it is - that often sought but seldom found ideal family home, with the usable yard, the family pool, the shed for Dad, yard space for the dogs and a spacious floor plan for the whole family, here in a prime position in Flagstone near Jimboomba. Don't spend too long thinking about it - the last one like this sold at the 1st open home.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Garden, Secure Parking, Formal Lounge

- Land Area 4333 square metres
- Bedrooms: 4
- Bathrooms: 2
- 5 car garage
- Swimming Pool
- Air Conditioning





