

Property Details

Property Address	21 Curtis Road, Carruchan Qld 4816
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Land Size	1.31 Hectares
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Beds	Four (4)	Baths	Two (2)	Cars	2 x Shed, 2 x Carport, 1 x Caravan / Boat Shed, 1 x Covered Port Cochere = Six (6)
Inclusions					
Exclusions					

Legal Info Safety Switch: Yes Smoke Alarms: Yes Zoning: Rural Residential Rates: \$ 1,949.37 half year (approx.) Easements: N / A Aspect Northeast Type Lowset Construction Rendered concrete block Roof Colorbond Floor coverings Tiled flooring throughout Features Insulation in the ceiling Tinted windows Black block out roller blinds Multiple storage cupboards Solar system - 10 KW Internet Starlink connectivity Cable TV / Dish Telstra mobile booster Heating and Cooling Split system air conditioning throughout Ceiling fans throughout Hot Water System Electric hot water system – DUX 250L	Kitchen Cupboards: Laminate Benchtops: Laminate Stove – Cooktop (Gas) / Oven (Electric) - GLENGAS (made in Italy) Dishwasher: BOSCH Feature frosted glass storage Extra sink in prep area Media Room Wired for surround sound Japanese style double sliding doors Master Bedroom Walk in wardrobe Master bathroom Master bathroom Double sinks Double showers Toilet Spa with outlook Open plan Bedroom 2 / Office Built in robe with mirrored sliding doors Bedroom 3 Built in robe with mirrored sliding doors Bedroom 4 Built in robe Main bathroom Separate bath Separate shower Toilet Vanity: Laminate bench top Laundry Storage wall of cupboards Door to external clothesline	Outside kitchen area Vegetable and herb Garden Assorted fruit trees Outside entertaining area External ceiling fan and dimming downlights Undercover – Insulated Roof Sheeting Outdoor covered power points Water Town water Bore with five outlets Dual water tanks Septic system Upgraded with 500L overflow tank with submersible automatic pump to the soakage trench Mains power Yes Sheds 6x9m lockable shed with two-bay plus storage area – switch board wired for generator 6x6m carport with a concrete floor 5m high carport for boats or caravans Art Studio Lockable Fully air conditioned Open plan living space Utility room – provision for toilet/bathroom Verandah/patio – under covered Trimdeck Roof Sheeting
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