



## 2 Telfer Street, SHAILER PARK, QLD 4128

### A HOME LIKE NO OTHER!

This spacious low-set brick and tile home boasts an east facing position on a corner style block with all the features for young families or downsizers. The Kimberley Plateau is a sort after address and the opportunity to invest in this central location is not often available, so be quick!

Unlike most homes, the nasty western sun has been considered with the verandah and pool located to take advantage of the sun during the day and protected by the extra wide bullnose verandah in the afternoon. Your afternoons sitting in the shade will be complimented by the local Cockatoos trees rustling and other local fauna.

The double garage and workshop have been converted to a third living space and work from home space. This includes air conditioning, fans, downlights as well as 3 glass sliding doors to allow the natural light to pour in during the day.

One end of the home hosts two generous bedrooms looking over the pool area. This end of the home also features the main bathroom which has been enhanced to cater for those with special needs allowing for wheelchair access, handles for support and gentle gradients all professionally planned and installed.

**TYPE:** Sold

**INTERNET ID:** 37P4560

#### SALE DETAILS

**OFFERS OVER**  
**\$685,000**

#### CONTACT DETAILS

**Elders Real Estate Shailer Park**

4/54 Bryants Road  
Shailer Park, QLD  
(07) 3440 8500

**Luke Van Wijk**  
0438 015 656

The EXTRA LARGE laundry has also been home to the sewing table with plenty of room to spare. Conveniently located at the end of the house the sliding door opens onto a drying verandah overlooking the native landscaping bordering the home.

The other end of the home has the master bedroom with windows onto the shaded courtyard, walk in robe, ensuite and main living space. In winter, the internal gas outlets in both living rooms allow for a gas fireplace to be added to enjoy the comfort of inside looking out.

Located at the heart of the home is a country style galley kitchen that allows supervision from the inside living spaces to the outside entertainment and pool area. A great feature for those wanting to keep an eye on little ones exploring!

The opportunity to join the Exclusive Kimberley Plateau rarely becomes available and 2 Telfer Street is the perfect opportunity to join at an affordable price point! Low maintenance and private, this style of home is always sort after for those downsizing or looking to enter the market.

#### WHAT WE LOVE ABOUT THIS HOME:

Luke van Wijk & Caleb Harman from Elders Shailer Park love this home as "It's not everyday you walk into a home that has so much on offer with no wasted space. Those looking to downsize without the sacrifice of space and location this is not to be missed!"

#### Inside:

- 3 built in bedrooms
- 2 bathrooms including ensuite in master
- Large galley kitchen with tiled splashback, rangehood and electric cooktop
- Loads of cupboard space in kitchen
- 2x light filled living rooms
- Internal courtyard off main living
- 7 x ceiling fans
- 2 x split system air conditioner
- Security screens and doors

#### Outside:

- 480m<sup>2</sup> Block (1 neighbour)
- 'Easy step' pool
- Established gardens
- Grassed area
- 2x garden sheds
- 3x water tanks
- Large veranda with bullnose awning

23 Solar Panels

SERVICES:

Town water & sewerage

LOCATION:

Walk to Kimberley Forest Park and walking tracks

Walk to Kimberley Park State School

Walk to bus stop

6 mins to Shailer Park State Primary and High Schools

6 mins to Hyperdome Shopping Centre and transit hub

6 mins to Cornubia Woolworths, Doctors and allied health

8 mins to M1 access North & South

33 minutes to Brisbane airport

28 minutes to Brisbane

39 minutes to Gold Coast beaches

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

- Land Area 480.00 square metres
- Building Area: 174.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport







