



## 118 Colamba Street, MILES, QLD 4415

### Spacious Rural Retreat with Exceptional Modern Country Living

This immaculate property offers the peace and tranquillity of acreage living with the convenience of being only minutes from Miles CBD. This meticulously appointed family home is set amongst beautifully landscaped gardens and is the showpiece amongst 1.88 Ha (or 4.64 acres) of rural residential space. This property exuberates modern country charm to perfection.

It is certainly a must buy opportunity that rarely comes along.

Upon approaching the property, the timber gateway and grid gives you the feeling you might be Miles' away from anywhere and as you drive along the natural timbered avenue, it opens up into a captivating and well planned and beautiful landscaped gardens that are only matched with her metropolitan counterparts.

The home itself is architecturally designed and first class in construction. It presents with rural character and demonstrates modern style interior. With a large north facing verandah for the perfect Sunday morning, you step inside to a large modern open dining and two pack kitchen based with stunning polished timber floors. The formal entry moves you through to a formal lounge with exposed beams and two-way fireplace for that formal meeting place or alternatively, on the other side, provides a more

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**TYPE:** Sold

**INTERNET ID:** 50P0103

**SALE DETAILS**

**Offers Over \$695,000**

**CONTACT DETAILS**

**Miles**

41 Murilla Street  
Miles, QLD  
07 4627 2217

**Jon Kingston**  
0409 057 596

relaxing entertaining family area for a more comfortable book and wine experience or an awesome media experience for those blessed with children.

The layout consists of four excellent sized bedrooms and bathrooms, master with large walk-in robe, well-appointed bathroom including an en-suite with corner spa, additional large family bathroom, open office space and separate sewing room / or more formal office space. The laundry is generous and also exhibits massive linen and storage cupboards. The house is fully air-conditioned with ducted evaporative throughout and ceiling fans and it utilises a 3.2 kw roof-top solar power system and solar hot water. The home also incorporates a double lock up garage on her western side that provides access direct into the property.

Stepping outside, the property leads into a beautiful 12 metre in-ground saltwater pool and associated lawns and landscaping to relax on a summer afternoon. In saying that it further leads into extensive yet subtle vegetable gardens if you prefer to work up a sweat.

The property has two sheds. The first being a 12.3m x 6m colourbond shed, with additional 6m skillions to the west, fully lockable and with power perfect for caravan, workshop and/or storage of big boy toys. The second shed being 6 x 3m currently houses pool pumps and garden accessories.

Water is supplied by town services, but it also has (approx.) 175,000 litres of tank supplies. There are a number of smaller paddocks and stables perfect for a couple of horses for the weekend exercise.

This property must be seen to be believed. Its numerous features and benefits encompasses the perfect lifestyle, location and ambience that many families merely dream about. This opportunity cannot be missed as the current owners look to move onto the next chapter of their lives.

Call Jon Kingston now on 0409 057 596 to organise your private inspection.

Other features: Pool

- Land Area 1.883 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Air Conditioning
- Floorboards















