

39 Frazer Rd, Birkalla, QLD 4854

\$1,200,000

House 4  2  2 



## Exceptional Family Living on 10 Acres with Stunning Mountain

This beautifully crafted 4-bedroom, 2-bathroom home, built in 2014, offers the perfect balance of modern comfort and peaceful rural living. Set on approximately 10 acres of flat, usable land, currently divided into three fenced paddocks for cattle, this property is ideal for families, hobby farmers, or those seeking space and privacy without sacrificing convenience.

**Open for Inspection**

By Appointment.

Step inside to discover a thoughtfully designed open-plan layout that seamlessly connects the living, dining, and kitchen areas. The heart of the home is the stunning kitchen, complete with top-of-the-line appliances including a Smeg oven and rangehood, as well as a huge walk-in pantry—perfect for those who love to cook and entertain.

The home features four generously sized bedrooms, all with built-in wardrobes. The master suite is a true retreat, boasting a spacious walk-in wardrobe and a luxurious ensuite with double basins and heated towel rails. The main bathroom is equally well-appointed, offering both a bath and shower, plus a separate toilet for added convenience.

Comfort is assured year-round with brand new Daikin air conditioning installed throughout the home just one month ago. Beautiful tiling, louvre windows, and large glass panels allow natural light to flood the interiors, creating a bright and airy atmosphere.

Outside, the property continues to impress with a large covered patio overlooking breathtaking mountain views—perfect for relaxing or entertaining. Additional features include a 3-bay, 12x9 powered shed, two carports, and a spacious house yard for the family to enjoy.

Energy efficiency is a standout, with a 13kW solar system installed just six months ago.

Positioned on a quiet road with only two properties, you'll enjoy exceptional privacy and a serene rural feel, all while being just 5 minutes from town.

This is a rare opportunity to secure a property of outstanding quality, space, and lifestyle appeal. Don't miss your chance—homes of this calibre are seldom available.

### Listed By

Hercules Argyros

Phone: (07) 4068 1100

Mobile: 0458 681 007

Hercules Argyros

Phone: (07) 4068 1100

Mobile: 0458 681 007

