

Sold



## 18 Ruth Tce, Oxenford



### BRING THE FAMILY WITH THIS DUAL LIVING ON ACREAGE, WITH HINTERLAND VIEWS

Situated high in a quiet, exclusive, acreage pocket; this character filled spacious dual family residence has it all. If space is what you are looking for, nearly every room is oversized in this residence, unlike modern family homes. Entertainment is at the heart of this home. The long expansive verandah, with hinterland views, overlooks the inground pool and landscaped gardens front and back.

Offering plenty of parking and a double garage long enough for that Cadillac...

This is a great opportunity to combine 2 families or if you are looking after your parents. You may even want to run a home business or work from home. The options are endless.

#### Just some of the Features:

##### Main House:

Modern large open plan lounge & formal dining, fully tiled with ceiling fans & Masport fireplace.

Open plan kitchen and dining area.

Separate large family room with ceiling fan opening to verandah with Hinterland views.

Large study / office.

Bathroom & laundry opening to back veranda.

Oversized garage (approx. 9m x 6m)

##### Upstairs:

Cupboard space under stairs

Large landing with heat extractor above

Polished timber floors

Massive master with huge walk-in robe and Ensuite

3 Bedrooms with built in robes and ceiling fans

All windows timber venetians

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1529
<b>Land Area</b>	4,100 m <sup>2</sup>

#### Agent Details

Simon Durante - 0418 521 341

#### Office Details

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Shop 2 / 161 Old Pacific Highway  
Oxenford QLD 4210 Australia  
07 5529 9777



**QUANTUM**  
property services PTY LTD

Ample upstairs storage  
Large Bathroom  
External fixed louvered shades for bedrooms

**Granny Flat:**

Self-contained with large open entry  
Wheelchair friendly.  
Huge open plan lounge / living with Fireplace.  
Open plan Dining & Kitchen  
4x Burner cooktop / electric stove  
Fantastic bench space & mobile island bench  
Separate laundry opening to outside clothesline  
2 Large bedrooms with built-in robes  
Huge modern bathroom with disability features

**Exterior:**

3 Rear outdoor covered pergola areas  
Solar HWS 1 in granny flat and 1 for main house  
Wastewater treatment plant  
Large side open space area (chook pen)  
Covered carport with roller door  
Fully fenced Pool is pebble Crete and step down from veranda area

All this in the heart of Oxenford, in the exclusive 'Oxenford Estate', only minutes to the M1, shopping centres, schools, sporting facilities, community centre, theme parks and more.

If you are looking for a lifestyle change, for the extended family, this rare opportunity may be the one for you!

To arrange a private inspection, call Simon Durante 0418 521 341.

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