

Sold



## 7 Ryan Street, Stanthorpe



### Platinum Position in Stanthorpe

To say this is a unique location in Stanthorpe is the absolute truth. No other property is comparable to this position!

At the end of an ultra quiet no through road that leads directly to Stanthorpe's recognised Quart Pot Creek pathways and walkways, this property offers seclusion and privacy with direct north easterly views to Mt Marlay, Stanthorpe town and creek glimpses. With just a 3 minute easy drive to the main street and within a 7 minute walk through the park along council footpaths, this proximity to town from such a private property is a distinct rarity.

**Land:** 14,230m<sup>2</sup> (3.5acres) zoned residential. Flood free elevated, gentle slope and all usable. Enhanced by a pond and rivulet with a natural gentle flow passing through a water iris rockery. Direct access from sealed road onto aggregate driveway in excellent condition for all weather. High colorbond fence and distant trees give privacy whilst the majority of the land with a perfect N/E aspect is enjoyed exclusively by its owners.

**Residence:** Built in 2005 for current owners by highly recognised local builder still operating in the area. Low set brick veneer with 9ft ceiling throughout. Full insulation. Excellent cared for condition.

Crimsafe in living areas and bedrooms. Security screens elsewhere.

**Bedrooms** – Total of 4 (or 4<sup>th</sup> as study) all built in, all with ceiling fans, bedroom 2 is extra large

🛏 4 🚿 2 🚗 3 📏 1.42 ha

**Price** SOLD for \$865,000

**Property Type** Residential

**Property ID** 1032

**Land Area** 1.42 ha

### Agent Details

David Schnitzerling - 0418 717 979

### Office Details

Stanthorpe

PO Box 520 Stanthorpe QLD 4380  
Australia

0418717979

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Main bedroom is extra large plus walk in robe and extra large ensuite.

**Bathroom:** family size with shower, bath, and sep toilet.

**Living :** Large spacious open plan – formal lounge/dining, plus sunroom plus family area.

All have direct light filled N/E views to garden/ grounds onto town and Mt Marlay.

Large effective wood heater plus large effective reverse cycle air conditioner, ceiling fan.

**Kitchen:** newly renovated just 3 years ago

4 cm Caesarstone bench tops giving plenty of surface space

5 burner gas cooktop, 2 electric ovens, dishwasher, storage drawers

Walk in pantry and crockery cupboard, plenty of shelves

**Laundry:** separate area, wall length cupboards, direct outside access

**Storage:** extra cupboards with wide shelves for linen and household storage

**Garage:** single car, remote control, direct internal access, full length storage cupboards

**Terrace:** outdoor entertainment, flows from living area, ideal N/E aspect, paved, spacious, fully roofed for all year enjoyment, especially attractive with grapevines giving lush colourful foliage characteristic of the Granite Belt. Complete privacy.

**Shed:** 3 bay - space for 2 vehicles and workshop area, concrete floor and power.

Adjacent garden shed on concrete floor.

**Water:** TOWN water plus 1 x 10,000 litre tank with pump, and 2 x 22,500 litre tanks with pump.

Irrigation for gardens, plenty of exterior taps. Council garbage collection.

**This property offers a once in a lifetime opportunity to experience and enjoy such a unique quality lifestyle in Stanthorpe on The Granite Belt, which is fast becoming a highly sort after growing regional community.**

**For further information and inspection contact David Schnitzerling on 0418717979**

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