

MR.SELLTEAM

Client sp roperty Features for 3 Plaxtol Court Alexandra Hills 4161

Land Size; 6,274 square metres (1.554 acres)

Zoning; Park Residential, Koala Overlay

Position.

Located at the southern end of Alexandra Hills at the end of a quiet cul de sac off Sevenoaks Street.

Only 5 km or 10 minutes drive to the Capalaba business and shopping precinct.

Less than 30 minutes to Brisbane Airport or Brisbane City.

This property adjoins a subdivision to the West and North with friendly neighbours.

To the east is another acreage property.

To the south is a large park which is maintained and mown by the Redland City Council.

There is no fence to the park between the access driveway and the paved area in front of the house, so the property merges seamlessly with the park.

The property is elevated and captures cooling breezes from the North East.

Services.

The main sewer is connected. **NO SEPTIC TANKS.** (not usual for acreage properties.)

Town water with good pressure. 20mm line from the street and to multiple taps around the property rear gardens and rain forest.

Three-phase power from the street to the incoming power board. (The workshop does not have a 3 phase feed, only single phase.)

Incoming 10 pair Telstra Cable.

The outer building was used as an office for many years, so is connected to the house data entry point with 2 ethernet LAN cables.

Ethernet LAN cables connect the main rooms of the house.

Ducted air-conditioning systems, one for each end of the house.

Two electric hot water systems, one for each end of the house.

Extractor fans (two) to remove hot air from the living space. Great for hot, still nights where it can be used to create ventilation flow through the bedrooms.

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Nature and Ambiance.

This property has the best of acreage living; open spaces, expansive vistas front and rear, but with suburban convenience.

The north-east corner of the property is a mature rainforest area with intertwining paths. (Currently, it is suffering from lack of rain.)

The north-west is a more open forest area with some larger and smaller trees. It is here that a very tame pair of bush curlews have been raising their families for many years.

There are many bird attracting plants and trees including grevilleas and various eucalypts.

From early dawn to nightfall there are many birds coming and going around the rear of the house including butcherbirds, magpies, noisy miners (mickey birds), lorikeets, kookaburras, pheasant, owls including tawny frogmouth, plovers and more. Their calls bring joy.

Koalas visit the park in front and trees on the property regularly.

Gardens.

The more structured gardens are to the front and near the rear of the house. They are mostly planted native plants or flowering shrubs such as hydrangea, magnolia, azalea, and poinciana.

Fruit trees include; mulberry, fig, pomegranate, lychee, pear, macadamia, lime, orange, blood orange, tangelo, mandarin and mango. Some of these are more recent plantings and others mature and prolific fruit bearers.

Mature grass trees.

The garden at the front of the house has a timed irrigation system.

Vehicle Accommodation and Storage.

No vehicle accommodation is part of the house, so exhaust fumes do not enter the living area.

Extra high clearance drive through carport at the front of the house. (Has been used for caravan parking,)

The extensive stamped concrete pavement in the front of the property allows easy turning, even for trucks.

The large 5 bay outbuilding is configured with 2.5 bays as an office, half a bay as a store with shelves and a mezzanine, and 2 bays as garage or workshop.

3m eaves height allows for mezzanine storage across the centre with a monorail-hoist below.

Welded Steel drain covers are forklift capable.

To the northern end of the outer office is a 3 metre wide paved area with a shade sail cover. This is suitable as an office lunch area or further vehicle or boat storage.

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Recreation.

Large 12.5 by 5.5m in-ground saltwater pool with a shaded area at the western end.

Roll down awnings give relief from late afternoon summer sun.

A heavy-duty fitted pool cover keeps the pool clean during the winter months or periods of absence.

New cartridge filter and recently installed inverter pump.

Spa blower with outlets at the internal step in the shallow end of the pool.

Large rear covered deck with insulated roof panels raised to allow flow-through ventilation.

There is a play area with a basketball hoop in the park at the bottom of the driveway.

Summary.

This is a fantastic family property for children right through to adulthood.

It is super private. Few people ever venture to the top of the park.

It is ideal to operate a business from home.

(Zoning approval may be required. That which was previously granted has lapsed.)

Exclusions.

The bedhead in the master bedroom.

A concrete seat at the front of the house.

Birdbaths. (Some may remain by negotiation.)

Potted plants. (Some may remain by negotiation.)

Other.

A ride on mower and tall ladders (for cleaning high fans a changing light bulbs) may remain by negotiation.