

Sold



9 Leeuwin Ct, Munruben



## BRING YOUR PAINT BRUSH!

Room for trucks, horse floats, caravans, toy hauler's, race cars, boats anything you can imagine.

This property needs finishing to your own taste, all the excruciatingly expensive and time-consuming stuff is finished.

How many properties have you viewed that have expansive pool, shaded and sunny areas, entertainment areas, large outdoor kitchen areas, main bar, keg room, urinal, separate living areas and a brand new 14x7 shed to be erected in addition to the existing shed.

Upstairs has 5 bedrooms but needs paint and floor coverings, the ensuite is functional but will need an update at some point.

The designer kitchen is a culinary masterpiece, featuring marble benchtops, under-cupboard lighting, and top-tier stove (17k) with spare range hood. The large island and abundant storage plus the open-plan living area framed by collapsible sliding doors connect the indoors to an

6 4 9 4,000 m<sup>2</sup>

**Price** SOLD for  
\$1,100,000

**Property Type** Residential

**Property ID** 1287

**Land Area** 4,000 m<sup>2</sup>

**Floor Area** 703 m<sup>2</sup>

### AGENT DETAILS

Sam Spedding - 0421750754

### OFFICE DETAILS

Local Property Team  
1300 040 728

PROPERTY TEAM

entertainer's paradise outside.

Host unforgettable gatherings (doesn't matter how big your family is) in the fully equipped outdoor kitchen with a built-in BBQ, wood-burning pizza oven, and spit. Gather around the wood-burning fireplace or firepit under the stars. Enjoy the freshwater pool and spa, creating a private resort-like experience.

The custom bar comes with a cold room, commercial beer lines, and seven 17L Corny spirit kegs, making it ideal for parties. The pool table and motion-sensor laser lights set the stage for fun-filled game nights.

The first floor features a fully self-contained unit with a spacious bedroom, ensuite, walk-in robe, kitchenette, and private living area—perfect for in-laws, guests, or independent living.

With two air conditioning systems, ducted vacuum and HDMI throughout, this home is built for modern living.

The property features a full security system with motion-sensor security lights for peace of mind. NBN connectivity ensures fast internet for business or entertainment needs.

Features:

## **HOUSE – 703m2**

- 6 Bedrooms - Master with ensuite and walk in robe
- Self-contained bedroom with walk-in robe, ensuite and kitchenette on lower floor
- 4.5 Bathrooms
- 3 Car Carport
- 2 Car Garage
- Media/ Cinema Room
- Study
- Lounge Room - under-seat storage
- Separate Dining Room
- Ceiling Fans
- Vacuum maid (ducted vacuum)
- HDMI Cabling throughout
- Control panel for lights
- Chefs Kitchen
- Falcon Oven - gas cooktop - electric oven (\$17k)
- Marble Benchtops
- Glass splash back
- Under cupboard lighting

- Under bench slab slighting in island
- Breakfast bar
- Water to fridge
- Range Hood + spare range hood
- 2 x Split System air conditioning
- 140kg Gas (Stubbie) Bottle
- Brand New 170ltr Rheem Hot water System
- Wiring completed for smoke alarms
- Extra Down Lights
- Alarm System
- Security Lighting
  - Motion sensor at front of property
  - Switch at rear of property
- NBN
- Foxtel

## **OUTDOOR KITCHEN AREA**

- Wood fired pizza oven
- Wood fired spit
- Fireplace
- 6 burner BBQ with hot plate
- Plate warmer
- Dishwasher
- Marble Benchtops

## **BAR AREA**

- Cold Room
- Bar
- Light up signs
- 4 x Commercial beer taps
- 7 x Corney Kegs (spirits)
- Toilet
- Shower
- Urinal
- Pool Table

## **POOL AREA**

- Magna Freshwater enviro swim pool - heated
- Heated Spa
- Collapsible sliding doors
- Pillar lights
- Laser lights (motion sensor)

## **OUTSIDE**

- Fully Fenced 1 acre land (4000m2)
- Town Water Trickle Feed - 5000ltr concrete holding tank
- 20,000Ltr Concrete Rainwater Tank
- 3 Car Workshop
- 2 x Containers with Roof
- Power
- Water
- 14m x 7m American Barn Style Shed kit
  - 4 x Rollar doors
  - 3.6m height
  - Red Roof
  - Silver Sides
- 50" Toro Ride on mower
- Fire Pit
- Raised Bed Vegie Garden
- Apple Tree
- Mulberry Tree
- Passion fruit
- 12v Lights in front fence
- Electricity to front gate (for electric gates)
- Cabling for intercom completed
- Fountain (Structure needs replacing)
  - Pump working
  - Electricity set up
  - Lights set up

This property backs on to council Green Space so cannot be built in

- 4 mins to Mt Lindsay Hwy
- 15 mins to Jimboomba
- 10 mins Greenbank
- 35 mins to Brisbane
- 8 mins to shopping, Doctors, Vets, Bakery, Bottle shop
- 12 mins to Grand Plaza Browns Plains

Not far from all the highways and toll roads North, South, East and West.

With ample space for trucks, cars, and boats, this property is ideal for tradespeople or business owners needing storage and parking.

There is work to do but we're supremely confident that this property could be a basis of operations and opportunity to build an empire and be in the

family for many generations to come.

Don't miss the opportunity to experience functionality, and lifestyle in one exceptional property.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*