



**SOLD**

## PRIVATE ACREAGE LIVING

As the Nanango based @realty agent I would like to present for sale this large easy care colourbond home on 7.46 acres.

The property is situated on the southern side of Nanango not far from town on a bitumen road. The land around the home is cleared and park like while the remainder of the land is lightly timbered and gives you complete privacy.

The main features are:

Lower Level living - this first level has two bedrooms, the open plan kitchen, dining and lounge plus bathroom and entertainment area leading to the fibreglass in-ground pool.

-Modern kitchen with electric upright stove; breakfast bar

-Tiled floor

-Main bedroom has built-ins and sliding door to outside plus direct access to the bathroom

-Living area has fireplace and air con; high ceilings

-Bathroom has claw foot bath, shower and toilet

Upper level living- this has one bedroom with its own balcony; a second lounge area or a study or office. Leading off from this is a large deck overlooking the property. This area could be used as guest accommodation while all living is on the downstairs level if you were wanting to avoid using the stairs on a daily basis. Or it would make an ideal teenager's retreat.

Other features:

Good insulation and ceiling fans

25,000 gallons of rainwater storage

6m x 6m Shed with single roller door beside the home- powered

9m x 6m shed on concrete slab; older style shed with older style lean to and carport area- powered

School bus at the front gate

Land is fully fenced with sheep/dog/goat fencing

Small dam at front of block

Daily mail.

I am available 7 days a week for inspections by appointment. I live in Nanango. Ph Kylie 0409 623 473

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$290,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Kylie Toole**  
**0409623473**  
kylie@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)