



# FOR SALE

## MODERN EASY LIVING ON 12 ACRES

Kylie Toole @realty would like to present this well designed acreage property for sale. Only 6 km from the shops of Nanango with bitumen road all the way in a very quiet and peaceful location. Everything has been well thought out to provide an easy and functional acreage lifestyle.

Currently set up for the horse enthusiast. There are 3 separate horse paddocks, two at the front each with own dam and then the larger paddock at the rear which has several dams. In total there are 9 dams on this property plus the back boundary is Oakey Creek. There is a concrete wash bay and single stable.

Main features are:

- 4 bedroom, 2 bathroom modern home with weathertex and colourbond exterior
- large shed - 12m x 7.6m x 2.7m high with front and side awnings and patio area all fully concreted. Shed is powered and has a separate water tank. Plumbing is installed for shower. A separate room has been started within the shed with sliding glass door access.
- home has a good size covered verandah with easterly views over the property.
- Open plan kitchen/dining/lounge; gas hotplates, electric oven, pull out pantry; island breakfast bar; LG fridge is included in the sale
- all 4 bedrooms are large with built-in wardrobes; main has walk-in robe + ensuite
- Ceiling fans throughout the home; fireplace; separate laundry and toilet
- fully dog proof house yard with purpose built kennel and second separate dog area
- 2 x 5000 gallon water tanks ( plus tank on the shed); gas hot water
- Chook pen; tractor shelter

This is a well thought out acreage property and would suit many buyers. Plenty of water is great bonus here.

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

**4 BED | 2 BATH | 4 CAR**

### PRICE:

**\$380,000 Neg. 12 Acres**

### OPEN FOR INSPECTION:

**N/A**



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