



**SOLD**

## BIGGER THAN IT LOOKS- REDUCED TO SELL

Welcome to 20 Lister Street Yarraman Qld, a very pretty township based in the South Burnett Region.

The owner is needing to downsize and has found her next home so we are looking for all reasonable offers.

This home is beautifully presented and a pleasant surprise when you walk in side and realize that it is bigger than it looks from the road. The main photo is taken from the rear of the block so you can get an idea of its size.

The current owner has done a great job over the last few years, with new paint inside and out, new carpet in the lounge, steps to the back verandah and much more.

The living, kitchen and lounge area are open plan and lead to the back verandah with two sets of sliding doors - very convenient for bringing in the groceries directly to the kitchen. The kitchen is certainly a good size and looks out to the south easterly views.

There are three bedrooms all with built-in wardrobes and then a fourth room which is a sunroom/study.

Security screens on windows and doors; ceiling fans; and a large air con in the living area.

There is ramp access to the front door and also the side door.

The home can be run on town or tank water and is on sewerage.

The driveway is concreted to the 2 car garage and the back yard is fully dog proof.

Overall this is a very nice home and definitely worth an inspection if you just want to move in and not have to do anything. This would also make a great investment property with rentals in this area in high demand. The current rental return would be between \$240 to \$260 per week.

Yarraman is 15 minutes to Blackbutt to the south and 15 minutes to Nanango to the north.

Approximately two and a half hours to Brisbane.

Inspections are by appointment. Please phone Kylie Toole on 0409 623 473

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$202,500

**OPEN FOR INSPECTION:**  
N/A



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