



**SOLD**

## 1 MEGALITRE OF FANTASTIC WATER AND BEAUTIFUL SETTING WITH GREAT INFRASTRUCTURE

Under Contract Subject to Finance

Welcome to 1757 Nanango Brooklands Road situated 15 minutes from Nanango shops and 20 minutes from Kingaroy. The owners are keen to move onto the next stage of their life so reasonable offers will be considered.

The renovated 2 bedroom cottage is in very good condition and has been meticulously looked after by the owners who have tastefully renovated the home. There are many sheds and animal enclosures plus covered vegetable gardens and a great set of walk-in walk-out stables with feed and tack room.

But the best thing about this little farm is the water. There is 1 megalitre (1,000,000 litres) of Tarong water allocated per year for a small fee of between \$20 to \$40 per quarter depending on how much is used. This water is very good quality and is plumbed into the house plus there are taps all over the property. There is also tank water plumbed into the kitchen for drinking water.

Main features:

- \*House is set at the rear of the block with beautiful views to the north.
  - \*Fully fenced dog proof house yard with lovely gardens and shade trees
  - \*6 Stables - 4 near the house and 2 in a one of the paddocks- all with water
  - \*Multiple sheds, chook enclosures, green house and covered vegetable gardens
  - \*Two bedrooms- main has built-in wardrobe and air con
  - \*Galley kitchen with dishwasher, rangehood and stove with gas hotplates and electric oven
  - \*Lounge/dining is open plan with a pot belly fireplace plus an original wood stove. The french doors lead out to the covered entertainment area
  - \*Sunroom at the front with a verandah
  - \*Bathroom, separate toilet and laundry plus bedroom 2 is downstairs
  - \*Lovely sunny courtyard - all fully fenced plus a separate storeroom
  - \*Solar hot water and 4 x rainwater tanks
  - \*The acreage is split into 3 paddocks with a dam at the front.
  - \*School bus at the front gate, NBN connected, weekly garbage collection, and daily mail
- Inspections by appointment only. Please contact Kylie Toole @Realty ph 0409 623 473

2 BED | 1 BATH | 8 CAR

PRICE:  
\$470,000

OPEN FOR INSPECTION:  
N/A



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