

## FOR SALE

### 3.5 ACRES OF FERTILE SOIL, 2 HOMES , 6 SHEDS, SOLAR SYSTEM, AND BORE

Welcome to Cambooya, QLD, where the air is fresh, the sunsets are breathtaking, and the possibilities are endless. This stunning rural property is everything you've been dreaming of and more. With 2 homes: a large colonial home and a quaint cottage, and 6 sheds, this 3.53 acres is the perfect escape from the city hustle and bustle. With rich fertile black soil and a reliable bore, it is an ideal property to establish a small orchard.

The 9.5m x12.5 meter lock-up shed has 3-phase power and is the perfect shed for a tradie or hobbyist.

The property is only a short 16-minute drive to Toowoomba.

Upon arriving at the property, you'll be greeted by a charming colonial home with verandahs and a front deck, perfect for enjoying your morning coffee while taking in the serene surroundings. Imagine sitting here, listening to the birds chirping and feeling the gentle breeze on your face – pure bliss.

Step inside, and you'll be greeted by an open and inviting layout. The indoor features of this home are sure to impress, this home is not only beautiful but also practical for modern living. Boasting traditional colonial features: high 3.2m ceilings, architraves, and stained glass windows and doors. 3 spacious bedrooms, office and butler's pantry.

The living area is the heart of the home, with plenty of space for the whole family to relax and unwind. The kitchen is fitted with modern appliances and plenty of storage and bench space. Imagine whipping up a delicious meal while looking out at the stunning views – a true feast for the senses.

Spacious tiled bathroom.

But the real magic happens outdoors. The property is an entertainer's dream, with an outdoor entertainment area that is perfect for hosting parties and BBQs. The secure parking and sheds provide ample space for all your toys and equipment, making this property ideal for those who love the outdoors.

For those hot summer days, the split system air conditioning will keep you cool and comfortable. And when the weather turns colder, the split system heating will keep you cozy and warm. Plus a wood heater. With eco-friendly features such as solar panels 6.6kw and a large rain water tank,

5 BED | 2 BATH | 6 CAR

#### PRICE:

Offers over \$880,000

#### OPEN FOR INSPECTION:

N/A

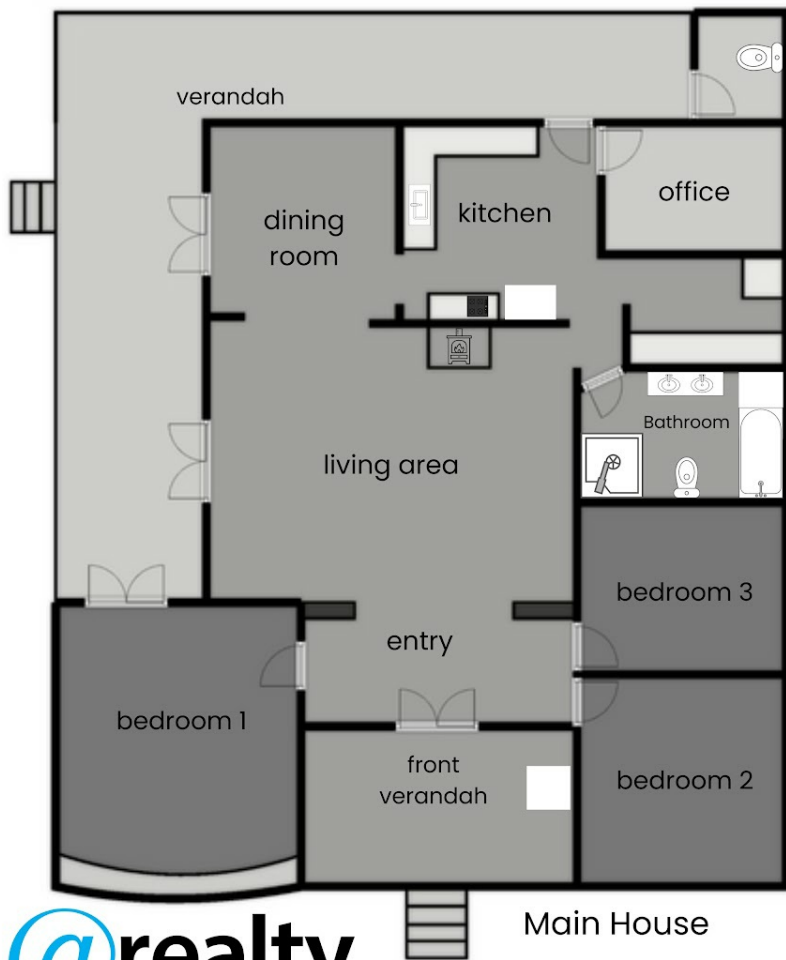


**Yvonne Bradley**

**0408181146**

yvonne@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



@realty



259 Watts Siding Road  
Cambooya Qld 4358

This plan is not to scale and is for illustrative purposes only, measurements are approximate

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.