23 SMITH STREET, YARRAMAN, QLD, 4614









SOLD

DELIGHTFUL SMALL ACREAGE LIVING

Kylie Toole @Realty Nanango would like to present 11 Donald Court Yarraman Qld to the market.
This picture perfect corner block is 5450m2 with a fully renovated 2 bedroom, 2 bathroom residence. The whole property is impeccably presented with a welcoming country feel.
Features are:
*Fully renovated inside and out with fresh interior and exterior painting.
*New kitchen with new appliances - electric cooking, integrated dishwasher, double stainless steel sink, loads of cupboard space plus pantry, breakfast bar and lovely outlook from the kitchen window.
*New hybrid flooring and new carpet in bedrooms.
*Living area and kitchen are open plan with two sliding double glass doors from the living area to the covered front verandah. Reverse cycle air con.
*Main bedroom has ensuite and large walk-in robe cleverly hidden behind sliding barn doors. Reverse cycle air con. Bedroom 2 is a good size and easily will accommodate a queen bed. Built-in wardrobe and reverse cycle air con.
*Internal laundry leads to the covered and lined rear patio area.
*9m x 6m powered shed with third toilet, plus a double carport.
*Great outdoor fire pit area. Separately fenced large vegetable garden with wonderful chook house.
*Separate very private dog proof house yard. Two fully fenced paddocks for small livestock plus night paddock. Lovely shade trees. Extra large entry gate for large RVs plus 15amp power point for those visitors.
*Town and tank water which is a great asset. 2 x 5000 gallon tanks are connected to the home with a water filter.
*6.6kw solar system
*NBN connected. Weekly garbage collection and daily mail. Excellent mobile phone reception
*Rates are $675 and $239 for water rates paid half yearly.
This property is so well set out. Nothing to do ….just move in and enjoy.
Because this is a corner block, the entrance is 23 Smith Street Yarraman.
Inspections by appointment only please. Ph Kylie Toole @Realty on 0409 623 473

2 BED | 2 BATH | 4 CAR

PRICE:
$570,000

OPEN FOR INSPECTION:
N/A



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