



SOLD

SPACIOUS FAMILY HAVEN WITH COUNTRY CHARM IN CUNNAMULLA

Embrace the charm of outback living in this character-filled 4-bedroom residence, perfectly positioned on a generous 1,012m² block in the heart of historic Cunnamulla. This charming home captures the essence of country living while offering modern comforts for the whole family.

Step inside to discover a thoughtfully designed layout that seamlessly blends indoor and outdoor living. The home boasts a spacious lounge area where an authentic open fireplace creates a cozy atmosphere during winter evenings. The kitchen (with dishwasher) really is the heart of the home with the open plan ensuring everyone stays connected. The well-appointed interior showcases beautiful floorboards throughout, adding warmth and character to every room.

Comfort is assured year-round with both split system air conditioning and evaporative cooling, essential features for the semi-arid climate. The four bedrooms are generously sized, with built-in wardrobes providing ample storage. A dedicated study offers the perfect space for working from home or creating a quiet reading nook.

The outdoor space is a true highlight, featuring:

- An inviting deck perfect for entertaining and enjoying the outback sunrises and sunsets and an undercover entertaining area at the rear of the house.
- Fully fenced yard ensuring privacy and safety for the children and pets
- 1 x large and 1 x small shed providing excellent storage options
- Well-maintained gardens with plenty of room to add your own touch, plant some fruit trees, etc.

Cunnamulla offers a vibrant community lifestyle with excellent amenities including:

- Local primary and secondary education options
- Public swimming pool and sporting facilities
- Museum & art gallery
- Riverside camping and caravan parks
- Active community hosting multiple events and festivals

Located just 750 kilometers west of Brisbane, this charming town is the administrative centre of the Paroo Shire. The property sits within easy reach of the town's amenities, including the public library, healthcare facilities, and local shops. The area is known for its rich pastoral heritage and

4 BED | 1 BATH | 2 CAR

PRICE:
\$210,000

OPEN FOR INSPECTION:
N/A



Fiona Sodeau
0424448897

cre@atrealty.com.au
www.atrealty.com.au