



SOLD

RENOVATE & REAP THE REWARDS. QUAIN 3 BEDROOM WORKERS COTTAGE IN KUMBIA.

Nestled in the heart of Queensland's charming South Burnett Region, this exceptional 3-bedroom family home at 42 Gordon Street offers the perfect blend of rural tranquility and modern convenience. Set on a generous 1012 square metre block in the peaceful town of Kumbia, this property presents an ideal opportunity for families seeking space, character, and a genuine sense of community.

The home features three comfortable bedrooms and one well-appointed bathroom, complemented by a welcoming lounge area that serves as the heart of family life. Beautiful floorboards flow throughout the interior, creating warmth and timeless appeal that's both practical and stylish. The property's workshop provides excellent potential for the home handyperson, hobby enthusiast, or small business operator, while the inclusion of a water tank demonstrates thoughtful eco-friendly living.

Outdoor enthusiasts will appreciate the substantial land offering, which provides ample space for children to play, gardens to flourish, or future expansion projects. The property includes secure parking arrangements and practical sheds for storage, ensuring all your equipment and vehicles are well-protected. Two-car garaging adds further convenience and security for the modern family.

- Spacious 1012m² block with room to grow
- Workshop perfect for hobbies or small business ventures
- Eco-friendly water tank system
- Multiple storage sheds and secure parking
- Beautiful timber floorboards throughout

Kumbia itself is a delightful rural town steeped in history, located conveniently on the Bunya Highway for easy access to larger centres. The community boasts essential amenities including a fuel station with post office, general store, butcher shop, and local pub, ensuring daily needs are met without lengthy trips to town. Families will appreciate the local Kumbia State School, which has been serving the community since 1914 and celebrated its centenary in 2014.

The town's rich heritage is evident in its beautiful churches and community facilities, including

3 BED | 1 BATH | 2 CAR

PRICE:
\$245,000

OPEN FOR INSPECTION:
N/A



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