



# FOR SALE

## COTTAGE WITH SCENIC VIEWS

This charming three-bedroom cottage is positioned on the corner of Pine and Kurrajong Streets, offering remarkable potential for its future owners. The property boasts expansive views overlooking the show grounds and sporting fields, extending out to the beautiful rural countryside.

### Interior Features

The cottage features a recently updated kitchen that seamlessly opens out to the lounge area, creating a welcoming and functional living space.

### Outdoor Living

A patio situated on the eastern side of the house provides an ideal spot to enjoy morning sunlight and the tranquil surroundings.

### Location Benefits

Conveniently located, the property is just a short walk from the local school and medical centre, making it an excellent choice for families and those seeking easy access to essential services.

### Land and Development Potential

Sitting on a generous 1,937 m<sup>2</sup> block, which was originally comprised of two lots, the property offers the possibility of subdivision, subject to approval from the Southern Downs Regional Council.

### Price and Inspection

The property is offered at \$525,000, and prospective buyers are warmly invited to arrange an inspection.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**

\$525,000

**OPEN FOR INSPECTION:**

N/A



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