



## FOR SALE

### COUNTRY LIVING ON 9+ ACRES WITH SHED, SOLAR & SEASONAL CREEK

Welcome to 363 Old Esk North Road, Nanango—a well-maintained 1990-built home offering the perfect blend of comfort, practicality, and relaxed country living.

Set in a peaceful location on 9.69 acres, this inviting weatherboard home features a functional layout with thoughtful updates throughout. The kitchen is equipped with electric cooking, a Westinghouse oven, and a dishwasher, making everyday living easy. The home is serviced by electric hot water and enhanced with solar for improved energy efficiency.

The master bedroom is a standout, complete with a stylish barn door walk-in wardrobe, ensuite featuring a bath, and direct access to the deck—perfect for enjoying your morning coffee or unwinding in the evening. A second bathroom also includes a bath, ideal for families or guests. Additional features include built-in wardrobes, ceiling fans, a 7kW split system air conditioner in the lounge, plus a handy storage room or office nook.

Step outside and you'll find a generous three-sided deck that captures the surrounding rural outlook, along with established infrastructure ready for country living. Water is well catered for with two 22,000L water tanks servicing the home and an additional 22,000L water tank connected to the shed. The septic system has recently been serviced for peace of mind.

The property also includes a powered shed (approx 10x 6) with built-in shelving and a mobile workbench—perfect for projects or storage—alongside a chicken coop and a seasonal creek adding to the natural charm of the land.

#### Key Features:

- \* 1990-built weatherboard home with metal roof
  - \* Master with walk-in ensuite, bath & deck access
  - \* Second bathroom with bath
  - \* Kitchen with dishwasher & electric cooking
  - \* 7kW split system air conditioning + ceiling fans
  - \* Solar system for energy efficiency
  - \* Three-sided deck for outdoor living
  - \* 2 x 22,000L water tanks (house) + 1 x 22,000L (shed)
  - \* Septic system recently serviced
  - \* Powered shed with shelving & mobile workbench
  - \* Chicken coop & seasonal creek
- Council rates approximately \$2,340 per year.

3 BED | 2 BATH | 3 CAR

#### PRICE:

Low - Mid \$800,000's

#### OPEN FOR INSPECTION:

N/A



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