



# FOR SALE

## SPACIOUS DUAL-LIVING HOME PERFECT FOR EXTENDED FAMILIES OR SAVVY INVESTORS

Set on a generous 1012sqm block just a short stroll from the Yarraman town centre, this versatile property delivers exceptional dual living and double investment potential. Under one roof you'll find a comfortable three-bedroom family home paired with a fully self-contained one-bedroom unit — perfect for extended family, guests, or a ready-made rental income. With excellent side access to two 3 x 3 garden sheds with a 6 x 4 greenhouse to grow your own veggies, 13kW of solar to keep running costs low, and the convenience of a central yet peaceful rural location, this is a rare chance to secure space, flexibility, and strong future returns in one smart purchase.

**MAIN HOME:** Features three (3) generous bedrooms, two with built ins, plenty of storage throughout, a large kitchen, NBN wireless internet, and access to tank and town water. Plenty of windows capture natural light and breezes, enhancing the home's comfortable, easy living feel.

**SELF CONTAINED UNIT:** Offers a spacious lounge with pot belly stove, slow combustion heater, and bar, plus a handy study nook. The new extra-large kitchen and dining area provides excellent functionality, complemented by a bathroom, toilet, laundry, and a large main bedroom. A solar powered grey water system services the backyard, adding to the property's practicality and sustainability.

This property can easily be converted back to one massive single dwelling with 4 bedrooms, 2 bathrooms, 2 living rooms, 2 big kitchens and a study.

A great opportunity with genuine dual living and investment potential, this rural property combines peaceful country living with unbeatable convenience. Just moments from local amenities and the Brisbane Valley Rail Trail, it also provides easy regional access — only 35 minutes to Kingaroy, around 90 minutes to Toowoomba, and approximately two hours to Brisbane or the Sunshine Coast.

**Disclaimer:** While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal

4 BED | 2 BATH | 0 CAR

PRICE:

Offers Over \$580,000

OPEN FOR INSPECTION:

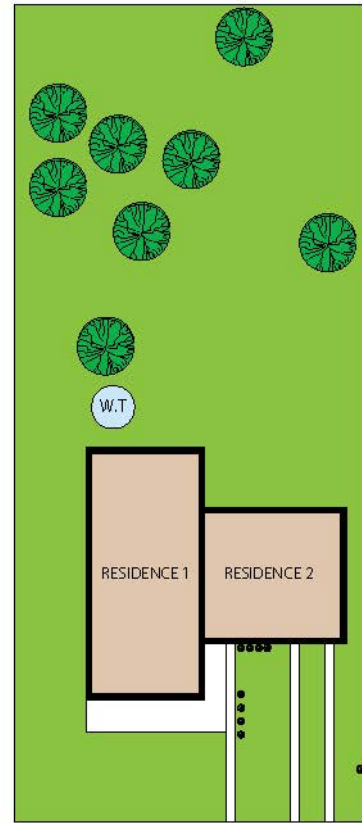
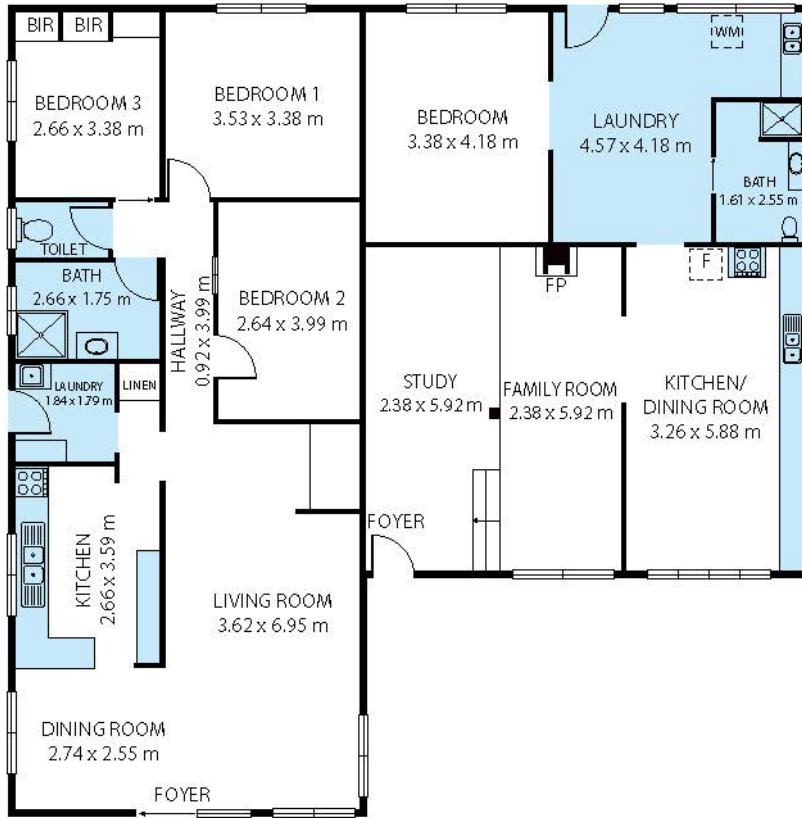
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TOTAL APPROX. FLOOR AREA 170 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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