



# FOR SALE

## INVITING HOME ON 6.5 ACRES

Tucked away on a peaceful no through road in South Nanango is 68 W Dugdell Road, a 3 bedroom, 2 bathroom plus large rumpus/ 4th bedroom home on a flat 6.5 acres.

The layout of the home has 3 bedrooms on the upper level, plus lounge, kitchen, and main bathroom. The main bedroom and bedroom 3 both have sliding glass doors onto the lovely verandahs surrounding the home.

Walk down 4 stairs from the kitchen and you enter the large air conditioned rumpus room with second separate toilet and shower combined with laundry. This area has many alternative uses. Currently set up as a bed sitter with the use of its own shower and toilet. Or could be a second lounge/rumpus area. A covered single carport gives entry to this section.

Lots of improvements have been made to the home.

Features are:

- \*Brand new eat-in country kitchen with gas upright stove, LG dishwasher and plenty of bench space.
- \*New vinyl flooring. Reverse cycle air conditioners installed.
- \*Plumbing was renewed in 2024 with new septic and transporation trenches.
- \*New rainwater tanks. In total there are 3 x 23,000 litres tanks plus 1 x 2500 lt, 1 x 1000 lt plus 1 x metal 4000 lt.
- \*6.6kw solar system installed in 2022.
- \*Gas heater in the lounge room.
- \*Dog proof house yard.
- \*Shed is 12m x 6m with power and tilt door. There is an adjoining high double carport on the main shed. There is another open front shed which could be converted to stables or used for machinery storage or more cars.
- \*Two dams in the rear paddock. This is mostly cleared with some regrowth towards the back.
- \* Three smaller paddocks adjoin the larger paddock.
- \*Chook enclosure and other assorted smaller sheds.
- \*School bus at the corner of W Dugdell Road.
- \*Daily mail and weekly garbage collection.
- \*Rates are \$1076 per 6 months without discounts. Zoning is Rural residential.

Inspections by appointment please. Contact Kylie Toole @Realty Nanango on 0409 623 473

3 BED | 2 BATH | 5 CAR

PRICE:

\$725,000 Country Home 6.5 Acres

OPEN FOR INSPECTION:

N/A



**Kylie Toole**  
**0409623473**

kylietoole@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)