



# FOR SALE

## DUAL LIVING WITH POTENTIAL PLUS ON A LOVELY PEACEFUL 16.3 ACRES.

Properties of this size don't often come on the market. This area is predominately 5 acre blocks or much larger farming country. But situated half way between Nanango Qld and Kingaroy Qld you will find the farming area of Booie. This 16.3 acre property is at 198 Burkes Road Booie. A corner block with all very usable good land, excellent dams and good fencing. This acreage has multiple uses for the those seeking a very quiet lifestyle or someone wanting to have horses or a hobby farm.

The dual living consists of the main home with the granny flat beside it. Both with completely independent living.

There really is a lot of potential here. The dwellings need a bit of a tidy up, but mainly painting and decorating. Structurally everything seems very sound. The old farm sheds provide some car accommodation and a workshop with power. There is room under the main home for parking two small cars.

Main House:

\*Open plan living/kitchen with upright gas stove, dishwasher and built in "Kegarator" (yes it holds a 50 litre key of beer) with bar taps on top. This area has a wood burning fire place and reverse cycle air con.

\*Three bedrooms all with built-ins and each room has a reverse cycle air con. Main bedroom is good size.

\*Bathroom with shower over bath. Gas hot water.

\*Separate laundry and separate toilet.

\*3 x 23,000 litre rain water tanks; 1 x grey water system used for gardens.

Granny Flat Features:

\*Covered verandah

\*Open plan kitchen/lounge/dining. Dishwasher but no stove.

\*Two bedrooms - no built-ins

\*Air con

\*Combined bathroom/laundry with shower. Toilet is separate.

Main features overall:

\*Mostly flat acreage with good fencing and three good dams.

\*Solar power 5.6kw

\*Separately fenced house yard

\*Container included

5 BED | 2 BATH | 5 CAR

PRICE:

\$775K Dual Living

OPEN FOR INSPECTION:

N/A



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