



FOR SALE

CHARMING COUNTRY GEM

Set in the peaceful township of Cordalba, 31 Warreners Road presents an opportunity to secure a picturesque home that delivers comfort and a genuine country lifestyle. Surrounded by established greenery and positioned for privacy and quiet living, the property strikes a seamless balance between relaxed rural charm and practical everyday functionality. Inside, the home is warm and inviting, with raked timber ceilings enhancing the sense of space in the main living area, complemented by natural light and an effortless flow to the front patio. Whether it's morning coffee on the veranda or entertaining guests in the expansive covered outdoor area, this is a home designed to be enjoyed year-round.

Beyond the home, the property truly stands out with its well-considered outdoor infrastructure, including generous covered entertaining areas, multiple water tanks, ample shed space and dedicated high-clearance caravan accommodation. The property is established and manageable, with mature feature trees providing shade, character and privacy, with open lawn areas that offer both space and tranquillity.

Located just 10 minutes from Childers, you'll enjoy convenient access to shops, schools, medical services and cafés, while still embracing the quiet, community-focused lifestyle Cordalba is known for. Complete with a local school (est. 1984) and iconic corner pub this historic township also boasts easy access to hiking, mountain biking and wildlife spotting in the surrounding bushland.

Key Features & Inclusions:

- 3 Bedrooms, two with patio access
- Ensuite and Separate main bathroom
- Two bedrooms with double mirror built-in cupboards
- Third bedroom has 2-way access to second bathroom
- Open plan living with raked timber ceilings
- Ceiling fans throughout
- Functional kitchen with ample storage, dishwasher & electric cooktop
- Space for oven (currently convection microwave/oven/air fryer)
- Relaxed vibes front veranda and expansive rear entertaining area
- Café blinds to front and rear outdoor areas
- 3m high caravan accommodation
- Ample shed space including store room, laundry, and workshop

3 BED | 2 BATH | 3 CAR

PRICE:

Offers Above \$600,000

OPEN FOR INSPECTION:

N/A



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31 Warreners Road, Cordalba

3 2 3 2,023m²



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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