



## FOR SALE

### NEST OR INVEST... WALKING DISTANCE TO CBD.

This spacious three-bedroom house at 30 Youngman Street presents an exceptional opportunity for families seeking comfort and versatility in the heart of Kingaroy, Australia's renowned Peanut Capital. Set on a generous 1,012 square metre block, this property combines practical living with abundant outdoor space and impressive storage solutions that cater to both residential comfort and hobby enthusiasts.

Step inside to discover a thoughtfully designed home featuring three comfortable bedrooms with built-in wardrobes, complemented by a well-appointed bathroom and separate shower room for family convenience. The property showcases modern comfort with reverse cycle air conditioning and a cosy wood heater, ensuring year-round climate control. A dedicated rumpus room provides additional living space perfect for entertaining or children's play, while the sunroom offers a tranquil retreat to enjoy natural light throughout the day.

The heart of this home extends seamlessly to impressive outdoor entertaining areas, fully fenced for privacy and security. The property's standout feature is its exceptional storage and workshop facilities, including multiple sheds and a dedicated workshop space - a tradesperson's dream or perfect for those with hobbies requiring dedicated workspace.

- Four-car garage plus carport spaces providing secure parking for multiple vehicles
- Integral laundry for everyday convenience
- Solar panels and water tanks demonstrating eco-conscious living
- Broadband internet connectivity for modern lifestyle needs
- Established fruit trees adding charm and practicality to the landscape

Located on Youngman Street, you'll be perfectly positioned to enjoy everything Kingaroy has to offer. This vibrant rural town sits at the junction of the D'Aguilar and Bunya Highways, providing excellent connectivity while maintaining its country charm. The rich volcanic soils and rolling hills of the South Burnett region create a picturesque backdrop, with the famous Bunya Mountains just 55 kilometres away offering weekend adventure opportunities.

Kingaroy's reputation extends far beyond peanuts, with the region now recognised for its flourishing wine industry and diverse agricultural heritage. Families will appreciate the town's

3 BED | 2 BATH | 6 CAR

**PRICE:**

\$550,000 Call Troy Schultz

**OPEN FOR INSPECTION:**

N/A



**Troy Schultz**

**042225135**

troyschultz@atrealty.com.au

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