37 BERESFORD STREET, PROSTON, QLD, 4613









FOR SALE

CHARMING 2BR HOME WITH SHEDS & SOLAR - PROSTON PRICE REDUCED $430,000

Step into country comfort at this charming 2-bedroom home on Beresford Street, perfectly positioned in the heart of Proston's welcoming community. This delightful residence offers the ideal blend of rural tranquility and modern convenience, making it perfect for first-time buyers, downsizers, or anyone seeking an affordable entry into Queensland's scenic South Burnett region.

Set on a generous 1,204 square metre block, this well-appointed home delivers impressive space and functionality across every corner of the property. The thoughtful layout includes two comfortable bedrooms and one bathroom, complemented by a dedicated study space that's perfect for working from home or pursuing hobbies. Reverse cycle air conditioning in the living areas and bedrooms ensures year-round comfort, while broadband internet and pay TV access keep you connected to the world beyond.

The property's outdoor appeal is truly remarkable, featuring:
• Expansive Double garage providing secure parking for 2 vehicles
• Multiple storage sheds for all your tools and equipment
• Private courtyard perfect for morning coffee or evening relaxation
• Covered balcony offering elevated views over the surrounding landscape
• Fully fenced boundaries ensuring privacy and security

Eco-conscious buyers will appreciate the property's sustainable features, including solar panels that help reduce electricity costs and an innovative grey water system that maximizes water efficiency. These forward-thinking additions not only benefit the environment but also contribute to long-term savings on utility bills.

Proston offers an authentic slice of Queensland country living, situated just 280 kilometres northwest of Brisbane and 50 kilometres from the commercial hub of Kingaroy. This charming rural town serves as the gateway to the spectacular Lake Boondooma, located just 20 kilometres away, where residents enjoy world-class fishing, water skiing, sailing, and swimming opportunities. The lake is regularly stocked with Australian bass, golden perch, silver perch, and saratoga, making it a paradise for fishing enthusiasts.

2 BED | 1 BATH | 3 CAR

PRICE:
$430,000

OPEN FOR INSPECTION:
N/A



Troy Schultz
0422225135
troyschultz@atrealty.com.au
troyschultzrealty.com.au