



## FOR SALE

### COUNTRY HAVEN: 3BR HOUSE + STUDIO + SHED IN KUMBIA JUST 20 MINS FROM KINGAROY.

Nestled in the heart of Kumbia's peaceful countryside, this charming 3-bedroom house on Short Street offers the perfect blend of rural tranquility and modern convenience. With 145 square metres of living space on a generous 1,012 square metre fully fenced block, this property presents an exceptional opportunity for families seeking a tree-change lifestyle in the South Burnett Region.

Step inside to discover a thoughtfully designed home featuring vinyl plank flooring throughout and split system air conditioning for year-round comfort. The residence boasts three well-appointed bedrooms with built-in wardrobes, including a master suite with ensuite, complemented by a second bathroom and a comfortable lounge area. Every window is fully screened, ensuring comfortable indoor living while embracing the fresh country air.

- Three bedrooms with built-in wardrobes
- Master bedroom with ensuite
- Second bathroom for family convenience
- Open-plan lounge area with modern flooring
- Split system air conditioning throughout
- Fully screened windows for comfort

The property's outdoor appeal is truly remarkable, featuring a delightful sunroom perfect for morning coffee or afternoon relaxation. A separate studio or guest house provides versatile accommodation options for visitors, a home office, or additional income potential. The impressive 8x4 metre shed and workshop space caters to hobbyists, tradespeople, or those needing substantial storage.

Parking is abundant with a single garage plus two carports, ensuring secure accommodation for multiple vehicles. The fully fenced yard includes an inviting courtyard, Chookpen & raised garden beds. Environmental consciousness is evident with solar panels, water tank, and grey water/septic system installed, promoting sustainable living while reducing utility costs.

3 BED | 2 BATH | 3 CAR

PRICE:  
\$659,000

OPEN FOR INSPECTION:  
N/A



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