



## FOR SALE

### LOVELY COUNTRY HOME ON 100 ACRES WITH STUNNING VIEWS

Welcome to "Hill Side" a fertile 100 acre property with a charming country home. The house is not a large home but the moment you walk in, you feel the warmth and charm. The current owners have lived there for over 30 years and shared wonderful family gatherings in this tranquil private setting. Currently running 25 head of agistment cattle and able to do this all year round. The views are gorgeous so I hope you enjoy the photos but real life is even better.

Main features include:

- \*Town water to the fully functional cattle yards is a huge bonus as it makes this property "drought proof". There is also a good size dam. Rainwater is supplied to the home via numerous tanks.
  - \*The home has an impressive large sunken lounge with fire place and looks out over the front of the property
  - \*Two good size bedrooms with built-in robes. The office is a lovely bright room and could be easily converted to a third bedroom if needed.
  - \*Eat in country kitchen with upright electric stove.
  - \*Polished floors throughout with carpet in bedroom 2, lounge and office room
  - \*Shower over bath and separate toilet. Separate laundry.
  - \*Small covered patio area at the rear.
  - \*Shed beside the home for car accommodation. Plus a machinery shed with power which houses the tractor, another vehicle and work space.
  - \*Fully fenced dog proof back yard.
  - \*Good mobile service. Fixed wireless internet. Weekly garbage and daily mail. Only 6.9 km to the centre of Nanango township.
- The home is in excellent condition and has some lovely features with french doors and exposed beam ceiling in the lounge.
- If you would like "Hill Side" to be your next place to call home then book an inspection with Kylie Toole @Realty in Nanango. Ph 0409 623 473

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this

2 BED | 1 BATH | 3 CAR

PRICE:

\$995K Home on 100 Ac

OPEN FOR INSPECTION:

N/A



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