



FOR SALE

QUALITY BRICK HOME ON ACREAGE, FENCED + SHED!

Have a look, this is a neat property, positioned up high for cool breeze and outside flood zones. A tidy 4 bedroom / ensuite home with garage and shed on 1.3 Ha / 3 acres, this is a popular combination especially this close to town. It's well set up for the keen gardener, and the 9m x 7.5m shed has room for expansion or external storage. It's a good height at 3.5m with 2 roller doors, opening to 3m high.

- Main bedroom is above average at 5.7m by 3.8m, with ensuite and walk in robe.
- 3 more built in bedrooms, all a decent size
- Huge kitchen , open plan living area
- Tiled throughout, security screens, solar hot water.
- T2 treated frames and trusses, built 2008.
- Bullnose verandah along the front overlooking the front gardens.
- Oversized outdoor area to the rear.
- Fenced 1.3 Ha / 3 acre block.

Finding a tidy acreage with a modern brick home is a challenge, let alone one like this with a fully fenced block, decent sized shed, elevated position, and it's in a very low traffic, no through street. Classic country style with a double height brick, bullnose verandah, and multiple outdoor spaces, it's a private home while still having the open feel you only get with an acreage property. The floor plan sees the main bedroom separate from the other bedrooms, with a spacious open plan kitchen / dining / living area central to the home, opening out onto the back patio. Lovely gardens front and rear make for a great outlook, and the back shed is away from the house, there's external concrete and level space for parking trailers, vans or boats, or to extend the shed if you need more lockup storage.

Less than 10 minutes to Riverside College, and the Maryborough Business District in 15, location is spot on, and the elevation creates a nice semi rural outlook too.

This home hits the market at \$899,000, acreages near town are hard to find so get in first! Call me today, Paul Thompson 0419 772 354.

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

4 BED | 2 BATH | 8 CAR

PRICE:
\$899,000

OPEN FOR INSPECTION:
Jun 6 at 10:00am - 10:30am



Paul Thompson
0419772354

paulthompson@atrealty.com.au
www.paulthompsonproperty.com.au



FLOOR PLAN

TOTAL AREA : 215.01m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

26 Kernovske Court Yengarie 4650

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