



FOR SALE

LOW MAINTENANCE 3BR HOUSE ON 1320SQM.

Nestled on a generous 1,320 square metre block in the charming rural town of Yarraman, this delightful 3-bedroom Hardi-plank house offers the perfect blend of country comfort and modern convenience. With its thoughtful design and eco-friendly features, this property presents an exceptional opportunity for families seeking a peaceful lifestyle without sacrificing accessibility to essential amenities.

Step inside to discover a well-appointed home featuring three comfortable bedrooms with built-in wardrobes, the two bathrooms ensure family comfort, while the spacious lounge and sunroom provides the ideal setting for relaxation and family gatherings. Reverse cycle air conditioning throughout ensures year-round comfort, while broadband internet availability keeps you connected to the world.

The property's commitment to sustainable living truly sets it apart:

- Solar panels reduce energy costs and environmental impact
- Water tank and grey water system promote water conservation
- Raised garden beds perfect for growing your own produce
- Eco-friendly features that contribute to a greener lifestyle

Outdoor living is embraced with a fantastic entertainment area perfect for hosting friends and family gatherings. The fully fenced property provides security, while secure parking includes an integral garage, offering flexibility for vehicles and storage needs. The garden sheds provide additional storage solutions for tools, equipment, or hobbies.

Located in the heart of the Darling Downs, Yarraman offers a unique rural lifestyle with convenient access to the New England Highway. This historic township, whose name derives from the Aboriginal word meaning "horse," provides a strong sense of community while maintaining easy connections to larger centres. The area's rich agricultural heritage and peaceful surroundings make it an ideal location for those seeking to escape the hustle and bustle of city life.

Families will appreciate the proximity to local schooling options, with Yarraman State School serving the educational needs of the community. The township's strategic location ensures that residents can enjoy rural tranquility while maintaining reasonable access to broader regional services and amenities when needed.

3 BED | 2 BATH | 2 CAR

PRICE:
\$675,000

OPEN FOR INSPECTION:
N/A



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