



## FOR SALE

### OUTSTANDING ACREAGE LIVING. 4 BEDROOM HOME + STUDIO + GRANNY FLAT ON A 5 ACRES

Kylie Toole @ Realty Nanango is delighted to present 224 Brights Road Nanango to the market.

Privacy- 10 out of 10 – Home + Fully self-contained Granny Flat sit at the rear of the land.

Location- 10 out of 10 - Brights Road is a very picturesque area on the eastern side of Nanango with fertile soil and a great neighbourhood.

Presentation- 10 out of 10 – you can't fault the presentation on the home, granny flat, manicured lawns, vege gardens and paddocks.

Renovation- 10 out of 10 – fully renovated throughout professionally.

Attention to detail- 10 out of 10 – it's all the little things that you can't see in the photos. Amazing attention to detail throughout the whole property.

This is a property that really needs a personal inspection to appreciate the hard work and value. It is impossible to show everything in the photos. There is so much to take in.

At A Glance

Main home has a spacious air conditioned kitchen/dining/living space leading to the modern outdoor front entertainment and bbq area. This entertainment area looks out over the vista of the whole property.

The covered rear verandah spans the length of the home and is 100 m2 with a fully insulated ceiling.

Four good size bedrooms all with built-ins and the main bedroom has a modern ensuite.

Main bathroom has large walk-in shower.

Separate laundry and separate toilet.

Steel framed home. Tiled throughout. Ceiling fans.

Granny Flat is 9m x 9m including the front verandah. This is so well done and fully self-contained. Steel framed. Landscaped gardens and terraced steps lead to the granny flat from the rear of the home.

Separate air conditioned studio/office attached to the double garage.

Car and caravan/truck/machinery accommodation is well taken care of with a powered double garage, plus caravan port and machinery port.

There are 7 rainwater tanks – 2 x 23,000 litres on the home; 2 x 23,000 litres for the garden; 2 x smaller tanks and 1 x 23,000 litres for the Granny Flat. 5 x pressure pumps service the rainwater tanks.

3kw Solar system. Underground power from front of the block. 5 acres is fully fenced with new dog proof fencing. School bus at the front gate. Weekly garbage. Excellent mobile phone

5 BED | 3 BATH | 7 CAR

PRICE:

\$1,200,000

OPEN FOR INSPECTION:

N/A



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