



## FOR SALE

### THE ULTIMATE WEEKENDER IS HERE, COMPLETE WITH MAINS POWER AND EASY BITUMEN ROAD ACCESS OFF THE HIGHWAY

Escape the hustle and bustle and enjoy your own private rural retreat at 40 Begonia Road, Millmerran Downs. Set on 7.66 hectares (18.92 acres), this well equipped lifestyle property offers the perfect balance of comfort, convenience, and country living.

Whether you're looking for a weekend getaway, a place to build your dream home or a peaceful place to unwind, this property is ready to enjoy from day one.

The comfortable 2 bedroom shed house is connected to mains power and features a well equipped kitchen complete with oven, making it easy to settle in and stay awhile. A functional bathroom with septic system provides all the essentials, while a rainwater tank services the home.

Outside, you'll find a dam that holds water, providing an excellent water source and adding to the property's appeal. With bitumen road frontage and easy access, you'll enjoy the convenience of being just minutes from the Gore Highway while still feeling a world away.

Features include

- \*7.66 hectares (18.92 acres)
- \*Comfortable 2 bedroom shouse (this is not council approved as a dwelling)
- \*Mains power connected
- \*Well equipped kitchen with oven
- \*Bathroom with septic system
- \*Rainwater tank (approximately 22,500 litres)
- \*Dam that holds water
- \*Clearing for your new home
- \*Bitumen road access
- \*Minutes to the Gore Highway
- \*Approximately 20 minutes to Millmerran
- \*Under 1.5 hours to Toowoomba
- \*Annual rates approximately \$1,400 and are subject to change with Toowoomba Regional Council

0 BED | 0 BATH | 0 CAR

PRICE:  
\$275,000

OPEN FOR INSPECTION:  
N/A



**Liz Armstrong**  
**0421572371**  
liz.armstrong@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)