



FOR SALE

10 ACRES OF RICH SOIL, WITH A BIG 4 BEDROOM HOME, 3 LARGE SHEDS, & A BORE

From this ten acre property you look out over rich farmland all the way to the Bunya Mountains. It's about 5 minutes to Kumbia and 20 minutes to Kingaroy. The soil is rich red volcanic, and the pasture is Kikuyu, Bluegrass, and native grasses. There are lovely old trees and a patch of natural vine scrub. It's partially fenced, with plenty of room to set up smaller paddocks, and could easily be fenced for horses or a few cattle. There's an older timber set of cattle yards with good foundations that just needs some TLC.

The home is large and has been repainted, with polished hardwood floors, high ceilings, ducted air conditioning, and security screens throughout. The kitchen has been custom fitted. It's spacious and modern, with marble Laminex benchtops, loads of drawers and storage, a dishwasher, an island bench, and a breakfast bar that looks out over the yard. It also has an electric oven and hotplates, a designer rangehood, some glass cabinetry, and a servery through to the dining room. The dining and lounge room is massive and opens onto the east facing front patio, which is a lovely spot to sit and relax. There's also a sunroom and a study.

All four bedrooms are a very good size and will take a double bed. Two have built in robes, and two have doors out to the patio. The main bathroom has a shower over the bath, a vanity, and a toilet. A second bathroom and toilet sit at the back of the garage, joined to the house by a large enclosed breezeway. There's a big storage room as well, which could be turned into a butler's kitchen, plus a linen cupboard. The laundry is large and well set up, with new cabinets and tiles, plenty of storage, a big sink, its own rear access, and an outdoor clothesline.

Outside, there's the covered front patio facing east, a second entertaining area at the side, and a rear deck looking north. The backyard is fully fenced and split into five areas, with seven enclosures for dogs or cats. An undercover deck in the yard has doors through to the laundry and the breezeway, and there's an approx. 3x3m garden shed. The internal double garage has high ceilings, two 3m bays, a depth of 9m, roller doors, and a slip door at the back.

The home has a 6kW solar system with 20 panels connected to the grid and a battery back up. It also has a separate switchboard, vinyl cladding (so there's no more painting to do), a new electric hot water system, and the NBN.

4 BED | 2 BATH | 6 CAR

PRICE:

Offers in the high \$800,000s

OPEN FOR INSPECTION:

Oct 15 at 11:00am - 11:30am



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TOTAL: 199 m2

1st floor: 199 m2

EXCLUDED AREAS: GARAGE: 48 m2, COVERED DECK: 33 m2, COVERED PATIO: 8 m2,
WALLS: 14 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.