

Under Contract



64 Halls Rd, Yangan



### SOLID HOUSE AND ACREAGE PACKAGE JUST 15KM EAST OF WARWICK!

- \* 7.58 HECTARES (18.73 ACRES)
- \* BRICK RESIDENCE WITH RENOVATED KITCHEN AND NEW CARPET
- \* EXCELLENT WATER SECURITY WITH EQUIPPED BORE PLUS TANKS & DAMS
- \* SHEDS, STABLES, ROUND YARD & ARENA
- \* FENCED INTO MULTIPLE PADDOCKS WITH LANEWAYS
- \* PEACEFUL RURAL SETTING

Located just 15 kilometres east of Warwick lies this sound lifestyle property purposely set up for horses but suitable for a variety of livestock or recreational pursuits.

A solid 3 bedroom brick residence with a large screened outdoor entertaining area overlooking the property is the perfect place to relax and unwind or enjoy a BBQ.

Brand new quality carpet has been laid throughout the home and a new kitchen installed featuring a large 900mm oven with gas cooktop. The open plan kitchen dining and lounge layout opening onto the entertaining area is both functional and spacious with plenty of natural light filtering into the home. Kept comfortable all year round by reverse cycle air conditioning, wood fire place and ceiling fans through out.

3 bedrooms all with built-in storage are serviced by the practical main bathroom with shower bath and vanity as well as the separate laundry and separate toilet alongside.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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Price	\$469,000
Property Type	residential
Property ID	2236
Land Area	7.58 ha

#### Agent Details

Mark Mauch - 0419 519 979

#### Office Details

Warwick  
112 Palmerin St Warwick QLD 4370  
Australia  
07 46618403

**Southern Downs Realty**