

# 11 Dioth St, Yarraman, Qld 4614

## Sold House

Tuesday, 23 January 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 1 m2**

**Type: House**



Cheryl Marriott

**\$460,000**

Escape to the tranquility of Yarraman with this captivating 2.75-acre property, a hidden gem that combines the best of rural living with modern comforts. Nestled amidst nature, this picturesque homestead offers a perfect blend of serenity and convenience. **3 Bedrooms, 1 Bathroom, 2 Toilets:** The heart of this home lies in its cozy and well-appointed living spaces. With three bedrooms, a tastefully renovated kitchen featuring a dishwasher, and a thoughtfully designed renovated bathroom, this property provides a comfortable haven for you and your family. Experience the warmth of a crackling fireplace on cool winter nights or enjoy the cool breeze with the convenience of air conditioning. Ceiling fans throughout the home ensure a comfortable climate year-round, making every moment spent indoors a pleasure. **Convenience and Efficiency:** Town water supply and a dam on the property offer a dual water source, providing convenience and self-sufficiency. Two 5000-gallon rainwater tanks further enhance the property's eco-friendly features, allowing you to choose between town or tank water for your household needs. A front verandah and side deck give you room to sit and enjoy the peace of your property. **Versatile American Barn:** A highlight of this property is the spacious 3-bay American barn with power and water connected. The centre bay has higher doors on both ends, making it drive through for the caravan. A 2 bay carport is near the house. **Outdoor Living and Livestock:** Embrace the outdoors with chook pens and fenced paddocks, perfect for those with a green thumb or a love for animals. The property is divided into 3 paddocks with small sheep yards, providing an ideal setup for those interested in hobby farming or simply enjoying the expansive outdoor space. This property represents an extraordinary opportunity to secure your own slice of paradise in the scenic town of Yarraman. Whether you're looking for a peaceful retreat, a hobby farm, or a place to call home, this acreage property has it all.