

# 115 Pradella Rd, Pozieres, Qld 4352

## Lifestyle For Sale

Friday, 26 January 2024



115 Pradella Rd, Pozieres, Qld 4352

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 7 m2**

**Type: Lifestyle**



David Schnitzerling

## Offers around \$699,000

This setting will delight the fussiest of buyers. Located 20 minutes North of Stanthorpe and 30 minutes South of Warwick in a lovely country setting. Set on 7.91 hectares [ 19.5 acres ] an ideal parcel of land for keen gardeners or run a few livestock such as a few ponies or just enjoy the open fields. With a blend of rocky land open pastures and wooded areas even a few fruit trees there is something for everyone. An assortment of fruit trees including Golden delicious, plus a few different apple varieties, Apricot, Peach, Persimmon, Feijoa, a couple of varieties of fig, Cherry, Nashi, Pear trees, and Quince. A charming 1950s cavity brick rendered home is superbly set amongst stunning gardens and beautifully treed areas, with several secret private settings pathways and granite arch leading throughout the house yard. This well-maintained family home includes 3 generous-sized bedrooms plus an office or 4th bedroom large dine-in kitchen plus a spacious living room. 2 patios one opening from Kitchen and living rooms. One bathroom with a separate toilet and laundry. Sheds are abundant on this property with a main shed of approximately 20m x 10m plus another of approximately 20m x 8m plus a double carport. This property is very well watered from 3 dams plus several rainwater catchment tanks. With ample water for gardens and household use. 115 Pradella Road has bitumen road access and is located close to Pozieres State School and just 10 minutes to Sam's Fruit and Deli or Vincenzo's Cafe and Deli. 20 minutes to Stanthorpe shopping centre. The owner has lovingly created this beautiful garden over the past 50 years and has now decided it's time to relocate to Stanthorpe and offers her home for sale inviting offers of around \$699,000.00 now invited. For private inspection contact David Schnitzerling at 0418 717 979. This property has been under offer awaiting settlement of another which has failed to happen allowing this property to reenter the market. Property Code: 1100