

# 12 George Street, Allora, Qld 4362

## House For Sale

Thursday, 11 April 2024

12 George Street, Allora, Qld 4362

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1073 m2

Type: House



Jules Coutts

## Offers Over \$509,000

A beautiful mix of character with modern living, 12 George Street will entice you all to come and inspect. With a flowing floorplan, and a warm and inviting colour scheme, this four bedroom, two bathroom homestead is situated in a quiet leafy street of Allora "the best little town on the Downs".

**HOMESTEAD**This 1930s built home's beautiful features include polished timber floors, 11ft ceilings and bull-nose verandah. Comfort and class is ensured with four carpeted bedrooms (three with built-in robes), four split system air-conditioning units and a wood fireplace. The walkthrough kitchen supplies ample cupboard storage, a Chef oven, stovetop and rangehood plus a Westinghouse dishwasher. The sunroom/office provides dual access to the verandah or backyard. The homestead's exterior has recently been painted.

**OUTSIDE**Outdoor living and relaxation is a given with a spacious outdoor living/entertainment area accommodating wrap-around bench seating on the edge of established country gardens and bespoke features of an arbour, firepit zone and feature wall. Containing an impressive three bay powered and concreted shed (2 remote roller doors) plus a 6m x 5.8m skillion, this space provides all that is required for vehicles, storage, or hobbies. With a fully concreted driveway, privacy fence on three sides of the property and a 15,000 litre rainwater tank plumbed into the homestead, rural living has been catered for.

**LOCATION**Allora, known as the 'Best little town on the Downs', is a charming rural town with a large number of well preserved historic buildings. 26 kilometres to the north of Warwick and 59 kilometres south of Toowoomba, Allora is ideally situated and provides all the attractions and amenities of country living with the benefit of being a short drive to major centres.

**SERVICES**Local Council: Southern Downs Regional Council  
Rubbish Collection: Weekly rubbish collection  
Mail Service: Daily mail delivery  
Internet Service: NBN connected  
Rates: \$1,383.08 net/half year  
Water Rates: \$122.12 net/half year  
Education: Allora State School (Prep – Year 10); St Patricks Catholic School (Prep – Year 6).

**AGENT REMARKS**Country meets modern - Enjoy the peaceful lifestyle in this beautiful home where the owners have retained the integrity and qualities of a residence of this era, ensuring comfort and warmth are at the forefront. Enquire and Inspect - you will not be disappointed!

**Disclaimer:** Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.