

**18469 Warrego Highway, Dalby, Qld 4405**

**Raine&Horne.**

**House For Sale**

Friday, 26 April 2024

18469 Warrego Highway, Dalby, Qld 4405

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 16377 m2**

**Type: House**



Hannah Gilliland  
0746621383

**\$720,000**

Seldomly does an opportunity come available to purchase 10 acres right on the edge of town. Think Rural Lifestyle with Town Conveniences... The ultimate family lifestyle sought by many can now become your reality. Features Include: • A well presented 3 bedroom family home freshly painted inside & out. All rooms include built-ins & ceiling fans. The bathroom has been updated. The kitchen & main living space is both functional & neat & tidy. A large sunroom at the back of the home offers a great bonus space for the growing family. As well as an attached single car garage. • A covered entertaining area at the rear of the home is the perfect spot to relax & take in the rural surroundings while the fully fenced house yard with sandpit & play area will keep the kiddies safe & entertained. Come dusk you can settle by the firepit. • 4 Bay shed/workshop with both a concrete floor & 3 phase power with change over switch to run the place off generator in power outages. Fully gravelled driveway & access to shed. • Marked with Medium Impact Industry Zoning (subject to council approval) this is the ideal spot for somebody looking to run a business from home. Perfect for those with heavy vehicles, a mechanic, or a local trade. • Water is ample with town water connected & 3x 22,500lt rainwater tanks connected to the shed & the main house & a dam. All new water mains and taps - Can segregate house water from yard water. • Other services include highway frontage, school bus past the front gate & mail service 3 times/week & rubbish collection. • Clean grass paddocks suitable for the horse enthusiast with sound boundary fences making it ideal. It can easily be divided into 2 smaller paddocks. Of course, there is plenty of room for the kid's motorbikes, keeping everybody satisfied. This versatile property offers loads of potential & with an outstanding location it surely won't last. Arrange your inspection today...