

# 197 Smith Road, Booie, Qld 4610

## Sold Acreage

Monday, 11 September 2023



197 Smith Road, Booie, Qld 4610

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 4 m2**

**Type: Acreage**



Grant Spring  
0741624203

**\$450,000**

Located just 9km outside of Nanango Township this property offers a great opportunity for anyone looking for a tree change, large property downsizers or anyone looking for more space. HOUSE: This 1990 built Besser Brick home offers a solid prospect while allowing the new owner to give it their own flare. All three bedrooms are generously sized with the master including large built ins and a wall mounted air-conditioned with the second bedroom offering free standing cupboards. On entry first thing that will stand out is the massive combined living and lounge room with a wood fire heater and air conditioner. Moving through to the kitchen this space also offers more than enough space for a dining area, plenty of cupboard and bench space. The bathroom includes shower and bath. Flooring in the property is currently a majority bare concrete with charming stone tiles through out the kitchen and dining area. This is perfect for you to add your own personal touch to the property. EXTERNAL: Sitting on 11.5 acres the property includes:- Fully Fenced.- 2 x 5000 gal water tanks and 1 x 2000 gal Poly Tank.- 2 x dams (Larger requiring some work to dam wall.)- Separate fenced back yard.- Single Garage.- Multiple small out buildings for storage. Call today to see for yourself. Disclaimer. You are advised that you should conduct your own due diligence and not rely on this information, including but not limited to, the property area, floor size, address and general property description on the Website. The information has been provided to us by third parties and is published as a convenience to you. We accept no liability whatsoever in connection with the information published.