

298 Gray Street, Roadvale, Qld 4310



House For Sale

Friday, 3 May 2024

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Bedrooms: 3

Bathrooms: 1

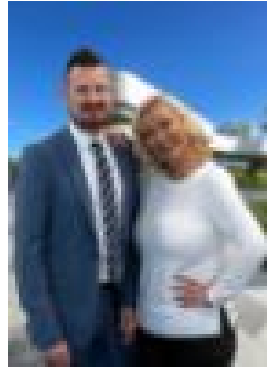
Parkings: 1

Area: 1012 m2

Type: House



Glenn Ball
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Lisa Jensen
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OFFERS OVER \$469,000

• 3 BEDROOM CHARMING COTTAGE • LARGE SUNROOM/STUDY • OPEN PLAN MODERN KITCHEN/DINING • BEAUTIFUL HONEY COLOURED TIMBER FLOORS • 2 LARGE DECK SPACES WITH AMAZING VIEWS • WELL APPOINTED BATHROOM WITH BEAUTIFUL TIMBER VANITY • FULLY FENCED 1012M2 • SINGLE GARAGE THAT CAN DOUBLE AS AN ENTERTAINING SPACE

Are you dreaming of a serene rural lifestyle without the hassle of managing vast acreage? If so, this charming three-bedroom worker's cottage in the peaceful village of Roadvale could be the perfect fit for you. Boasting a manageable yard size and nestled within a friendly community, this property offers the idyllic balance of country charm and convenience. This inviting home features three generously sized bedrooms, two equipped with ceiling fans, and one includes air-conditioning for those warmer days. Additionally, a large sleepout provides extra space for relaxation or a fantastic space to create. The open-plan kitchen, dining, and air-conditioned living areas create a welcoming environment for both entertaining and everyday living. The bathroom is well-appointed with a shower, beautiful timber vanity, and heater/extraction unit, ensuring comfort in all seasons. Accessibility is smoothly integrated with ramps leading to both the front door and the rear deck, which also houses a laundry area with direct access to the toilet. Outside, the large eastern deck is perfect for gatherings or quiet mornings enjoying the scenic surroundings. The property also features a 16 panel solar power system and water tank, helping to reduce utility bills and your carbon footprint. The yard, spanning 1012 m², is fully fenced and includes a separately fenced rear section, ideal for pets or a vegetable garden. Enjoy the vast arrangement of fruit trees all enjoying the northerly aspect, ensuring a constant source of delicious fruit to share. Additional outdoor amenities include a timber shed suitable for a small car or storage, plus a workshop area, a chook pen for fresh eggs daily, and a water tank. Located within the Scenic Rim local authority area, the home is conveniently close to essential amenities and services: • 11 minutes to Kalbar • 29 minutes to Amberley RAAF Base • 10 minutes to Boonah • Nearby primary and high schools • Local amenities including medical facilities, supermarkets, rural supplies, a country butcher, daycare, a primary school, a vet, and even a pub. Don't miss your chance to experience the beauty and tranquillity of Roadvale. Schedule your viewing today with the listing agents Glenn Ball and Lisa Jensen and see for yourself what this fantastic rural lifestyle has to offer! **DISCLAIMER:** First National Action Realty has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.