

# 317 Kochs Road, The Leap, Qld 4740



## Lifestyle For Sale

Saturday, 18 November 2023

317 Kochs Road, The Leap, Qld 4740

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 5412 m2**

**Type: Lifestyle**



Shirley Rowles  
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## **Auction**

**\*\*Please note. If attending any "Open Homes" that Kochs Rd is blocked at the Bruce Highway for repairs. Turn down either Knobels Rd or Farleigh Habana RD and then into Trevaskis Rd which will intersect with Kochs Rd. Auction on site. Genuine Offers Considered Prior To Auction. This property ticks so many boxes for the family who wants to be out of the City but not too far out. Close enough to run the Children to sport and activities but out far enough to enjoy the benefits of country living on 1.33 acres and only a short 15 minute drive to Mt Pleasant. The home is a lowset brick with three bedrooms and two bathrooms. Several separate living areas and two entrances. The original third bedroom is now an access to a single bedroom unit on the eastern end of the building that is suitable for anyone needing disability spaces -i.e. open bathroom and open plan. A concrete water tank and a bore provide the water supply for the property. The home is set at the top of a gentle rise that protects it from being subjected to flooding and the land around the home is pretty much all useable. The home itself does need some upgrades but the bones are all there.\*\*\*\*\*The photo showing the boundaries of the property is general only and may not be exact. The vendors and/or their agents do not give any warranty as to errors or omissions, if any, in these particulars, which they believe to be accurate when compiled.**