

34 Yangan Rd, Warwick, Qld 4370



House For Sale

Monday, 11 December 2023

34 Yangan Rd, Warwick, Qld 4370

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 4 m2

Type: House



DOUG RICKERT
0437618360

Offers Over \$1,100,000

Privacy, seclusion, well positioned with urban convenience brings together this substantial residence situated on 4.16Ha or 10.27 tree studded acres just 1.8 km from the heart of Warwick's CBD. The home is positioned at the end of a long drive way and surrounded by established low maintenance lawns and gardens. With 5 spacious built-in bedrooms and 3 bathrooms master with ensuite. Under roof car accommodation at each end of the residence services both the home and guest accommodation/granny flat which is fully self contained. Modern stylish well appointed north facing kitchen with huge walk in pantry, Gas cooker, dining, lounge, family room opening onto the insulated outdoor entertaining area provides views of the landscaped gardens and draws in the light and warmth from it's northerly aspect. Outside the home the property features 10.27 acres of grassed pasture ready to run livestock or equally suitable for nature's own wildlife to roam freely. Large 12mx7.5m colorbond shed provides space for boats caravans or additional cars as well as providing a workshop area. Huge 10kw 40 panel solar power system and a fully ducted reverse cycle air conditioning system throughout the entire home plus a slow combustion wood heater. Water is a feature with an equipped bore as well as a dam providing water to the gardens and livestock. Rainwater tanks and Town water is also connected to the property. With such a large parcel so close to the centre of town this truly unique property is a 1 of a kind. An easy stroll to Scots PGC college and the Condamine River walk. Call today to arrange your own private inspection of this exceptional lifestyle property. Open house on this Saturday the 16th and Sunday the 17th of December 2023 from 11.00AM TO 12.00PM Disclaimer: In preparing this, Warwick Real Estate and its associates have relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate. Property Code: 2108