

# 35 Comic Court Circuit, Darling Downs, WA 6122



## House For Sale

Friday, 5 April 2024

35 Comic Court Circuit, Darling Downs, WA 6122

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: House



Travis Grogan  
0894959999

**From \$950,000**

Yep, the photos tell it all. There is some great infrastructure for the buyer who wants it all - a home with lots of potential, several sheds, a swimming pool and some terrific stables & horse facilities. **THE LAND** Just over 2ha (roughly 5 acres) of level, sandy soils - most of which is covered in bore-reticulated Kikuyu grass, providing lots of feed for horses, sheep or whatever else you would like to join you on your new property! The fencing is mostly in very good condition, plus there are a number of paddocks, a full-size grass arena, a round yard and plenty of space to live your dream equestrian lifestyle. There are two sheds which are both 6m x 9m (approx.) plus four WIWO stables, a tack room and washdown area. **THE HOUSE** The home is very comfortable and can easily accommodate a family. There are five large bedrooms, three living areas and two bathrooms. The office has been enclosed with a stud wall, making it ideal for a sixth bedroom if required. The house needs some TLC but it is a great layout and with a bit of work, it could easily be restored to its former glory! **THE LOCATION** Over the years, this spot has become increasingly sought after - major transport routes Tonkin Hwy and South Western Hwy are within easy reach, yet you will feel like you are living in the country with lots of space and trees wherever you look. This pocket is one of the best and most affordable equestrian areas with bridle trails right on the back boundary and access to a 76 acre equestrian park. Truly perfect! **IMPORTANT** This property is being sold on an as-is basis. We have structural and pest inspection reports and an Electrical Safety Certificate available on request. The reticulation, power and plumbing all appear to be in good working order meaning the house is move-in ready. **WHAT NEXT** This property will be popular and won't last long. For a quick response, please use the EMAIL AGENT section of this website to find out when inspections are available.