

44 Yangan Killarney Road, Yangan, Qld 4371



Lifestyle For Sale

Monday, 23 October 2023

44 Yangan Killarney Road, Yangan, Qld 4371

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 3 m2

Type: Lifestyle



Leanne Cameron
0438852188

\$895,000

This is a glorious spot within the fabulous Southern Downs Region. You will totally own this rare offering to the market, be nestled within a wonderful township and community. On the scenic tourist run through the valleys, so close to Warwick City, Yangan, Tannymorel and Killarney townships, you will never be short of choice for what to do. However, living here you most likely will not wish to leave the place, as out of each and every window you see nothing but beauty. This home was well built and has been expanded also during its time, to be able to be utilised as you see fit. It can be a three or four bedroom home. The professional gentleman seller currently utilises the property as a three bedroom, two office layout. Each room here has abundant light and air flow, it is a fresh and spacious property, well insulated, with air conditioning and slow combustion wood heating. There are two deck, verandah areas, for effortless outdoor entertaining. Both are on the northern side of the home, then to the rear of the home, linking the exemplary workshop, carport and quality garage areas of this property, you are linked together by a fly over roof shielding an expansive outdoor living area. Here you will find a good wide ramp access to the home, plus the couple of stairs to enter here. This area has a very stylish and clean touch, a cooking area, bar fridge, wine fridge, wood storage, a place where the owner once had a Spa, the dedicated electrical circuit remains there for you to install your preferred Spa or Swim Spa Pool. Kitchen is a good size, it has new appliance and links with the two internal living area well, also the three outdoor living areas and dining. You have covered access between the Garage and Home, it is effortless and comfortable to live here, effortless to access the home when returning from town during the day or night. The Seller has groomed the property well for new owners and will be your near neighbour to the west. The builder who built your home also lives nearby, the extension also built by that builder as I understand. Your home has concrete stumps, excellent insulation, good lighting inside and out. The property as expressed earlier is freshly painted, it has excellent storage and built in robes. Both Bathrooms are superior, spacious, beautifully renovated. Floor coverings are all new, a quality vinyl and carpet. This property has Solar Panels feeding back into the Ergon Grid what you do not use each day. It is a 5.6Kw setup of panels. You have access to excellent tank water and quality potable bore water, you are well fenced, your land is clean and well presented for sale. The Seller has planted approximately 70 Trees in a green belt to the rear of the property. Shed areas are, one 6 x 9m, another 6 x 9m, then the larger 9 x 4m. There is much to share with you here. A quality Lifestyle property, good soil, well located, superior comfort and presentation to our market. I remain ready to view together soon. Call Leanne to schedule your private viewing...