

# 5 Brolga Way, Adare, Qld 4343



## Acreege For Sale

Sunday, 26 May 2024

5 Brolga Way, Adare, Qld 4343

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 7486 m2

Type: Acreege



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## Offers Over \$625,000

Welcome to your future home in the heart of beautiful Adare, just 10 minutes from the bustling town of Gatton and 1.5h from Brisbane. This charming ranch-style residence is a perfect blend of country ambiance and modern convenience, offering a serene lifestyle with great potential for growth. Whether you're a first-time home buyer or a seasoned investor, this property presents a golden opportunity you won't want to miss.

**Property Features**

**Spacious Living:** This home boasts 4 generously sized bedrooms, including a master suite with a full bank of cupboards and a spacious ensuite. The large lounge room features new carpet, and the central tiled living area flows seamlessly into a galley-style kitchen.

**Modern Comforts:** Enjoy the convenience of a separate toilet and main bathroom, an air conditioner in the lounge for those warm summer days, and colonial-style shutters over the front windows to enhance the country ambiance.

**Energy Efficiency:** Benefit from the 24-panel solar power system, significantly reducing your energy costs and environmental footprint.

**Outdoor Bliss:** The property includes a garden shed on a concrete slab, a house yard with some fruit trees, and a well-maintained fenced back paddock perfect for pets. The large rear covered alfresco area is ideal for entertaining, and there's ample space for a huge shed and pool.

**Sustainability and Convenience:** With two water tanks – one gravity-fed to the gardens and trough, and the other connected to the house with trickle feed town water – you can enjoy sustainable living. The single carport alongside the house offers convenient parking.

**Location and Lifestyle:** Situated in a quiet and peaceful location at Adare, this home offers the tranquility of country living while being just a short drive from the amenities of Gatton. The spacious, cleared, and fenced back paddock is perfect for keeping pets, and the pet shelter adds an extra layer of convenience. The combination of open-plan living and the galley-style kitchen makes this home ideal for families and entertaining guests.

**Why Invest in the Lockyer Valley?** Gatton, the heart of the Lockyer Valley is poised for significant economic growth, making it an attractive location for both homeowners and investors. According to a recent report by 9 News, the region is set to experience a boom, driven by new infrastructure projects and increasing demand for residential properties. This forecast for continued economic expansion highlights Gatton as a strategic investment opportunity. You can read more about this exciting growth in the following article:

<https://www.realestate.com.au/news/investors-next-qld-regions-set-to-boom/> Don't miss out on this fantastic opportunity to own a piece of the Lockyer Valley's promising future. With its blend of modern comforts and country charm, this property is perfect for first-time buyers looking for an affordable home and investors seeking a smart addition to their portfolio. Embrace the potential for growth and the joy of peaceful living in this exceptional home. Contact Allison on 0423 301 315 today to schedule a viewing and make your dream of owning a beautiful home in Adare a reality.