

7 - 11 Donald Street, Leyburn, Qld 4365

ONEPERCENT
PROPERTY SALES

Sold House

Monday, 14 August 2023

7 - 11 Donald Street, Leyburn, Qld 4365

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 8094 m2

Type: House

\$421,000

Want to escape the city or the rising cost of living? This two-bedroom property is perfect for some seeking a tree-change. Two fully-fenced acres set up with extensive vegetable gardens. Everything has been done, the infrastructure is in place, just move in and enjoy the peaceful surroundings as you grow your own food. Situated in the quiet country town of Leyburn, this five-year-old home is set on one of two separate titles, allowing the new owners to develop or sell the other acre if they wish. This comfortable home consists of two bedrooms, living area, bathroom, and modern kitchen, with three-door pantry and island bench. It boasts a large full-length deck along the western side with plenty of room for outdoor living. 3.1kw solar system and reverse cycle air conditioning/heating. Town and tank water. NBN connected. The property is fully enclosed by 6ft mesh-weld fencing, providing security for your children, pets and veggie gardens. Outside there is plenty of workshop and storage space, all on concrete slabs: • 10m x 10m barn style shed with 3 phase power connected • 11m x 6m garage with power • Large separate laundry at rear of garage, with new cabinets • 3.6m x 3.6m garden shed • 2.4m x 3m garden shed • 7m x 2.4m concrete slab at the back of the vacant block. The current owners have set up an extensive, productive food garden: • 13 water-saving wicking beds • 11 rows of in-ground garden beds with enriched soil • 15 assorted fruits trees • 97,500L of water storage in 5 tanks (3 x 22,500L and 2 x 15,000L) • Multiple water taps plumbed for easy garden access. • Plenty of room to extend to earn an extra income. LEYBURN is a small rural town in the Southern Downs, commuting distance to Warwick and Toowoomba. • In late August, the community comes together to host the two-day historic Leyburn Sprints. • The rest of the year Leyburn is a quiet country town with great community spirit. • Home of the Royal Hotel, the oldest continually licenced hotel in QLD. • General store selling groceries and takeaway food • Post Office • Active CWA • The Men's Shed runs an opportunity shop known as 'Trading Post'. Profits are used for community projects and/or charitable causes. • RSL • State primary school • Police station • Free camping ground on the outskirts of town for travelling tourists • Doctor's surgery and pharmacy opening soon. Call Pete now to arrange to inspect this fabulous rural lifestyle opportunity.