

**74 T H Burns Road, Ballogie, Qld 4610**



**House For Sale**

Saturday, 16 December 2023

74 T H Burns Road, Ballogie, Qld 4610

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 16 m2**

**Type: House**



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**\$450,000**

Rental appraisal \$400 per week Nestled in the tranquil rural expanse of Ballogie, a mere 48 kilometres or a comfortable 36-minute drive from the bustling Kingaroy CBD, and just 41 kilometres or 28 minutes from the charming Wondai CBD, lies a meticulously maintained property spanning approximately 39.58 acres (or 16.02 hectares). This remarkable property has been thoughtfully developed, with selective clearing that ensures no trees encroach upon the immediate vicinity of the home. Set back from the street, it offers the luxury of complete privacy for its fortunate residents. The residence itself is a 3-bedroom, 1-bathroom steel-framed clad home, boasting a contemporary and efficient layout. Ideal for a small family or a couple seeking a low-maintenance lifestyle with a strong focus on outdoor living. Both entrances are sheltered by cement slab patios, with a spacious full length front patio and a sizable rear patio that cater to both morning and afternoon sun enthusiasts. Inside, an open-plan design effortlessly combines a modern kitchen, complete with a gas stove and pantry, with a comfortable lounge and dining area. The entire home is tastefully tiled, and all three bedrooms come equipped with built-in robes. The bathroom is conveniently positioned adjacent to the laundry, while a separate toilet adds to the convenience. The property is fully enclosed by a sturdy four-strand barb wire fence, providing security and peace of mind. Access is facilitated by lockable gates, all of which are in excellent condition. Furthermore, a firebreak is strategically in place, ensuring easy access to all boundaries. Ample parking and workspace are available, with a powered 6m x 7m double garage at the house. Additionally, there is an approximately 20-meter shed that encompasses a 8m x 8m carport, an 8m x 8m powered workshop with roller door access, a carport on its front side, and a spacious 8m x 12m open-faced parking area with three bays, all designed with extra height to accommodate various needs. Towards the front of the property, a timber-framed open lean-to comes with its own water supply, making it an ideal feature for cattle or other livestock. Water needs are met by tank water, with 10,000 gallons reserved for household use and an additional 10,000 gallons allocated for external purposes. Moreover, a dam is situated on the property, enhancing its utility for those interested in equestrian activities or hobby farming. For those yearning to escape the hustle and bustle of city life and embrace the tranquillity of rural living, this property beckons as the perfect opportunity. Discover your own space to breathe and make this serene haven your new home.