

8074 Bunya H'way, Kumbia, Qld 4610



Cropping For Sale

Monday, 15 April 2024

8074 Bunya H'way, Kumbia, Qld 4610

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 4 m2

Type: Cropping



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\$519,000.Neg.

Sitting on 2 titles within walking distance to Kumbia this little gem would make a great semi-retirement block or forever family home. Featuring:

- 2 road frontage, main highway and side road
- Rich red volcanic soil, planted to Rhodes Grass for hay making
- 3 Bedroom older style home ready for a make over. The home has been vinyl clad to cut down on painting bills.
- A 2 bay timber shed with cement floor, gates across the front, 6.9m x 6.8m in good condition with louvered metal windows, closed on 3 sides
- Bore which will have a new submersible pump. Tanks, pressure pump to house.
- A large veggie patch area beside the home and a number of fruit trees planted as a privacy hedge/wind break.

The older style home features:

- Vinyl clad with front awnings, 14 solar panels to keep the electricity bills down.
- 3 bedroom, family bathroom & extra shower downstairs.
- The front entrance to the home is via sliding doors to a wrap around L-Shaped enclosed verandah with modern sliding windows. A great place to enjoy that early morning coffee.
- Original French doors lead off the bedrooms and lounge room. The original tongue & groove walls and doors remind us of days when houses were built to last. A tasteful renovation would make this home shine again.
- Some renovations to the kitchen/pantry area/bathroom could use a rethink and refresh for today's modern living.
- The home has the original bathroom plus an additional shower in the downstairs laundry area.
- A spacious home ready for a makeover.

The home has an attached double carport with cement floor & breeze block wall. A great place to entertain as well.

Office/Rumpus/Hobby Room:

- A stand alone building at the back of the main house, 4.6x6.6m has 3 sets of sliding windows, a set of sliding glass doors, carpet & power. It is constructed from Besser blocks and is vinyl clad. It would make a great office, hobby room, teenagers retreat or rumpus room.

Paddock:

- The remainder of the acreage has been sown to Rhodes Grass for hay making. An income stream perhaps.

Location:

The acreage has rural views to the nearby Golf Club, Pony Club & Race Club. Kumbia has one race meeting per year on Melbourne Cup Day. Across the road the stone fruit orchard provides employment and the color and inviting smells of ripening stonefruit!

Kumbia is a vibrant community with school (Kindy to Year 6 - bus to Kingaroy for highschool), Police Station, Pub, Servo/Post Office/Caravan Park, various parks, halls, churches. A caring community with a family friendly atmosphere. There is always something happening in Kumbia. The nearby Bunya Mountains National Park is a great place to visit. Dalby & Toowoomba a pleasant drive. If your looking for that forever home or a place to slow down but keep active this property is worth your inspection.