

9 Coase Lane, Tingoorra, Qld 4608



House For Sale

Wednesday, 24 April 2024

9 Coase Lane, Tingoorra, Qld 4608

Bedrooms: 3

Bathrooms: 1

Area: 1242 m2

Type: House



Chris Arnold
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\$323,000

Rental appraisal \$350 to \$380 per week Nestled amidst the tranquil countryside, just a short 7.8km drive away from the vibrant township of Wondai and a 23km drive to the bustling CBD of Kingaroy, lies the charming community of Tingoora. 427m above sea level gives you the comfort of being flood FREE. With a population of 273 residents, this idyllic locale boasts not only breath-taking landscapes but also a rich tapestry of amenities and comforts. One of Tingoora's defining features is its picturesque setting, with rolling hills and rich red soils that offer an ideal environment for cultivating a variety of crops. The local school provides an excellent education for the community's children, while the beloved Tinny Hotel stands as a beacon of hospitality, serving up hearty meals and refreshing beverages to locals and visitors alike. Amidst this serene backdrop stands a home that epitomizes both durability and comfort. Built in 1993, this residence exudes solidity, thanks to its sturdy Besser brick construction, ensuring warmth in winter and coolness in summer. Inside, the tiled flooring throughout eliminates the hassle of carpet maintenance, while ceiling fans provide added ventilation and comfort. Practicality meets convenience with a 5000-gallon tank supplying water to both the kitchen and an outdoor tap, complemented by access to town water mains, NBN connectivity, postal services, and mail delivery. The generous 1,242m² allotment offers ample space for additional amenities such as sheds, vegetable gardens, or even a pool, allowing residents to tailor the property to their desires. Beyond the confines of the home, panoramic rural vistas await, visible from both the living area and the front patio, where one can bask in the warmth of the morning sun and seek respite in the cool shade come afternoon. A large rear courtyard and dual street frontage further enhance the property's appeal, providing both privacy and accessibility. In essence, this Tingoora residence not only offers a sanctuary of comfort and tranquillity but also a gateway to a lifestyle enriched by the beauty of nature and the warmth of community. This property could well suit first home buyers looking to enter the market, the retiree looking to slow down and the savvy investor looking for a maintenance free investment.