

# 9 Vanneck Street, Yangan, Qld 4371



Realty

## House For Sale

Thursday, 13 June 2024

9 Vanneck Street, Yangan, Qld 4371

**Bedrooms:** 5

**Bathrooms:** 2

**Parkings:** 4

**Area:** 2125 m2

**Type:** House



Mark Mauch  
0419519979

## OFFERS OVER \$685,000

Welcome to your picturesque retreat in the charming village of Yangan. This stunning brick home sits majestically on half an acre of meticulously landscaped grounds, offering tranquillity and space for the discerning homeowner. Boasting four generously sized bedrooms plus the option of a 5th bedroom or office, the dwelling offers the convenience of ducted heating and cooling plus a split system air con in the large family room for year-round comfort. The luxurious bathroom and ensuite provide a touch of opulence, creating a serene sanctuary for relaxation. Entertaining is a delight with multiple living areas, perfect for gatherings of family and friends. Outside, the amenities continue to impress, with a caravan port, remote front gate for added security, and a screened BBQ area ideal for alfresco dining. As the evening descends, gather around the firepit for cozy evenings under the stars. For the hobbyist or handyman, a workshop provides ample space for projects and storage. Additionally, undercover accommodation for three cars ensures convenience and protection from the elements. Experience the epitome of rural living combined with modern comforts in this idyllic Yangan residence. Key Features inside the home; • Huge family room as well as formal lounge area with bay window seating • Central family kitchen with electric cooking, dishwasher, double sink and loads of bench space and storage • Four generous bedrooms with the option of a 5th or office space • Lux modern bathroom and ensuite • Ducted heating and cooling through the home plus reverse cycle air con in the large family room • Loads of storage throughout from built-in wardrobes to custom built shoe rack in the foyer Key Features outside; • Fully screened BBQ area with lighting, power and custom table and seating • Lockup workshop with power, lighting, outdoor shower and sink • Remote front gate with concrete driveway leading down to undercover car accommodation • Caravan port with concrete driveway • Firepit • 2 x rainwater tanks (40,000 litre capacity) • Storage under the house with lighting • Concrete pad all with floodlit lighting • Fully fenced backyard with lawn area and water points throughout • Solar system on the roof feeding back to the grid. The dollars just keep adding up if you had to replicate or replace all the infrastructure that this property offers. With an elevated position boasting mountain views and just 20 minutes to the regional city of Warwick and approximately 2.5 hrs from Brisbane and the Gold Coast, this quality parcel of real estate offers both convenience and value for money. For further details or to arrange an inspection call Mark on 0419 519 979.