

13 Downs St, Roma, QLD, 4455

Raine&Horne.

House For Sale

Saturday, 12 October 2024

13 Downs St, Roma, QLD, 4455

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: House

Queenslander Perfection

Welcome to 13 Downs Street, Roma. A wonderful life awaits in this turnkey Queenslander, with high ceilings, VJ panelling, fretwork and exterior heritage colours boasting the home's enduring grace.

The home is set back allowing for an expansive well maintained front lawn and gardens. The array of colourful flora sets the tone for the warm family home that has been loved for many years.

Inside, the central hallway gracefully connects the bedrooms to the generous living room and beyond to the open plan dining and kitchen. Wrapped by the fully screened veranda with multiple entrances, this home offers a seamless indoor-outdoor living experience.

The dining and kitchen is delightfully sun lit with large windows overlooking the backyard. The kitchen designed with both style and functionality in mind. Generous bench space, ample cabinetry, and a thoughtful layout makes this kitchen a pleasure to cook in and ideal for hosting. The sleek sophistication is complete with the new Smeg dishwasher, and Westinghouse ducted stove and oven that boasts its own self-cleaning feature.

Featuring three spacious carpeted bedrooms all with built-in robes and two with French doors opening to the veranda. The bathroom is well appointed and family friendly, with a vanity, shower and large bath tub.

The home sits proudly on a large 1,420 sqm allotment with dual access from Fardons Lane. Boasting a double gate and gravelled driveway to the shed, and fenced separately to the back yard.

Key features of the property

- 9.3 x 7.5m concreted shed with a mezzanine floor for extra storage. Three bays with 3 x 4m roller doors plus additional open bay.
- 10.53 kw solar (27 Hyundai panels) with Sungrow 8.0kw string inverter.
- Climate control: new evaporative cooling system, three split system reverse cycles, wood fire heating and ceiling fans throughout.
- Two rain water tanks for garden upkeep and connection to the kitchen for drinking.

If you are looking for a character home infused with modern conveniences, don't miss this one. Call Sarah Tully on 0427 223 858 to schedule a private viewing.