

L18 Francis Road, Warra, Qld 4411

House For Sale

Wednesday, 10 July 2024



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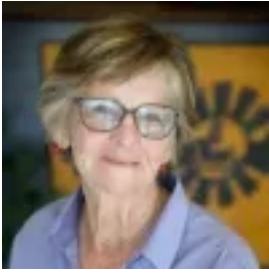
Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 4047 m2

Type: House



Marg Whip
0746627050



Terri Hay
0427903318

\$259,000

Approximately 30mins from Dalby and Chinchilla and 1.5hrs to Toowoomba. Low maintenance home built with retirement in mind. Built well above major flood level on a flat manageable 2023 m² block. Also includes 2x1012m² blocks on separate titles at the rear. These blocks could be developed or use as horse paddock. Room for expansion in the future. The owners have left a large open space inside the home for the purchaser to decide how to wall off the bedrooms. Add your own taste. It would comfortably accommodate 2 bedrooms if desired. The kitchen windows open up to a large 6mtr x 6mtr deck. This has insulated, low maintenance roofing and modwood flooring. The outlook is very appealing and unobstructed. The home has been designed as wheelchair friendly with rear access ramp and easy access to bathroom/shower. The Ozzie Kleen septic and wastewater system has been recently installed and meet all the latest Government requirements. There are 2x20000lit rainwater tanks which make for very economic living. The house is very energy efficient with northerly aspect, insulation in the roof and windows positioned for air flow for best climate control. The roof has been designed with the optimum pitch ready for solar system. The extra height carport will suit motor homes or caravans and provision for an extra storage container if required. Great country community with small primary school, community hall, servo, pub, tennis club, racecourse and very active social committee makes this a desirable place to live. There is also a school bus for older students to attend schools in Dalby.