

**47 Montrose Rd, Kogan, Qld 4406**

**Lifestyle For Sale**

Sunday, 23 June 2024



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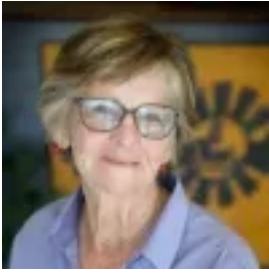
**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 18 m2**

**Type: Lifestyle**



Marg Whip  
0746627050



Terri Hay  
0427903318

**\$425,000**

Located on corner Condamine Highway and Montrose Road. Bitumen road to Chinchilla, Kogan, Dalby etc 18.99Ha (46.92acs) approx 10 kms West of Kogan. 1 bedroom home + sleepout. Basic home but could be made comfortable with a little personal TLC. Pot belly stove in living area. 2 bay carport with attached shed/storage. Most of the property is open with only shade trees remaining. 2 dams. Approx 10,000 gallons of rain water storage at the house with pressure pump. Fencing is made up of netting & timber & steel post- in stock proof condition but would need some remedial work. Presently leased at \$290/wk until 27th Nov 2024.