

1377 Yangan Killarney Rd, Tannymorel, QLD 4372

\$795,000

House 4 2 2



WE ARE ON THE MOVE, PRICE REDUCTION TO ASSIST YOUR MOVE HERE

Buyers, just look at your outlook here, be it east or west, be prepared for stunning every single day of the year. Situated below Mt Colliery, situated 23kms east of Warwick City, 8kms to Killarney, close to Yangan Township also. Set amongst some of the richest farming country here in our region, you will have the best of all Worlds. A home built in 2023, a high quality build, built for current owners, now can be yours as they make a move into their new dream, their next project together.

Four Bedrooms, each with good robe capacity, two stunning Bathrooms, a quality Laundry and Utility room, excellent access to outside, to your Garages, Carports and well groomed, near yard, fenced on three sides, you can possibly install a front fence also, should you have little ones, or pets to keep contained. The timber features within this home, have been carefully thought, the space for this near retirement aged couple and their family has been perfect for their requirements since building this home. It is a space, both inside and out, that more than affords occupants their own personal space, affords you the space and practicality too, to have all the family there at once. Inside and out, our living, dining and kitchen can cope with all your Friends and Family being present.

The home features the following:

- * high ceilings
- * Reverse cycle Air Conditioning Units, quality ceiling fans, which is the best for our summer nights sleeping here in our region;
- * High quality slow combustion Wood Heater, you have electric and solid wood heating options, a northern hemisphere quality unit from France;
- * A quality Kitchen, walk in Pantry Room, excellent cabinetry, excellent appliance;
- * Lighting within the home is superior;
- * Mixed hardwood timber flooring, real timber features throughout the home;
- * Magnificent Ensuite, with an oval spa bath, double vanity, superior tiling and layout
- * King sized master bedroom, wake up and look immediately out to The Great Dividing Range east;
- * Here we have a study desk within the living area, or use one of the four bedrooms should you require a larger space for your office;
- * Window coverings are a very nice choice indeed, stunning cover of your glass for those chilly winter months here;
- * Residing here in our Tannymorel Township, you are a part of one vibrant community;
- * The home is constructed on heavy duty telescopic, steel stumps, a high quality timber chamfer board on the exterior, colorbond roofing, a beautifully built home, a very pleasing layout and plan;
- * there are multiple power points outside, all you could need inside as well.
- * You have a Septic, Greywater Treatment system for all household water;
- * You have 15 000 gallons of rainwater;

Listed By

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