



119 Upper Bowen Street, ROMA, QLD 4455

Acreage with "Everything" - 1.8km to the New Hospital

This property has had one proud owner. The trees are a real feature and asset. This was a bare treeless property and 100's of trees have been planted and established. A huge home built for Queensland weather with a veranda surrounding the home. A property with "everything", and practically in town. There is even a recreation Dam with BBQ area, with sprinklers set up on the lawn and trees. Always have a cool green area for entertaining and relaxing. What more could you be looking for?

Come live in a COVID FREE AREA.

Call for an inspection: Lynnell Vohland 0428 227 623

Features:

11.41 / 28.5Acres

369 sqm under roof. 4 Bedrooms and 2 Bathrooms

The Kitchen is set in the centre of the home this is a kitchen to cook up a feast in.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 22608983

SALE DETAILS

Bring all offers!

CONTACT DETAILS

Roma

69 Arthur Street

Roma, QLD

0428 227 623

Lynnell Vohland

0428 227 623

Electric appliances, cooktop, rangehood, wall oven, and dishwasher. Space for a pigeon pair fridge and freezer. A butler pantry is a great addition with extra bench and appliance space.

Dining and lounge are combined with the kitchen in the large living area. This makes for interactive seamless family living. Combination Carpet and Timber look vinyl floor, plaster walls and a 8kw reverse cycle air conditioner cool and heats this area along with a wood burning heater.

4 large bedrooms - Main has an ensuite and walking robe, The other 3 bedrooms are all queen size with built in robes.

Home is fully screened.

Loads of storage cupboards

Adjustable stumps- levels maintained regularly, showing very little movement.

Finished in muted tones to suit a wide range of décor.

Air Conditioned with evaporative and a 8 KW reverse cycle unit in the living area.

Ceiling fans throughout the home and a wood slow combustion fire in the living area.

Solar: 5.1 KW - 20 Panels

Above ground pool, fenced with a pool cover. Positioned to be easily monitored and used when entertaining.

Large shed: Approx 30 ft x 40ft under roof- consisting of 3 roller doors in the front of the 4 bay shed and 40ft x 25ft storage lean too at the rear. Main shed is concreted and powered.

Shed 2: Built for truck or caravan 4.2m High, gravel base, powered with a 12ft x 12 ft Roller door.

Chicken coup, wood shelter for fire wood, pump shed at the dam, Cattle yards with a water trough and a loading ramp, fully fenced veggie garden patch.

Well grassed with natural grasses. House and dam fenced off from the grazing paddock.

Lease land available (on application) adjacent to the property.

Boundary fenced and house and shed fenced apart from the grazing paddock.

Dam, approx. 15-foot-deep at the deepest point when full and Town water. Dam water is connected to water the lawn with pop up sprinklers.

Call Lynnell 0428 227 623 for a full information memorandum.

Other features: Built-In Wardrobes,Fireplace(s),Garden,Secure Parking,Pool, Sheds, Loading Ramp and Yards, Dam

- Land Area 11.41 hectares
- Building Area: 369.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 8 car garage
- Air Conditioning





