



14 Peranga-Evergreen. Road, PERANGA, QLD 4352

Neat & Tidy Spacious Family Home

If you are looking to escape the rat race and enjoy the peace and quiet of country living but still be able to easily commute to major towns then look no further.

Located within an easy 45 minute drive all on bitumen roads to Toowoomba in the friendly and inviting community of Peranga that is steeped with history you will find this great home that would suit the retired farmer, first home buyer, young family, or tradie alike.

Some of the many features that this neat and tidy timber chamfer home has to offer include.

• 4 large bedrooms all with built ins

• The generous master bedroom features a WIR and ensuite

• Renovated kitchen with plenty of storage and a new oven and dishwasher

• Fantastic undercover outdoor entertaining deck area that has direct access off the dining room and overlooks the back yard and park land

TYPE: Sold

INTERNET ID: 300P101413

SALE DETAILS

Offers above \$299,000

CONTACT DETAILS

**Elders Real Estate
Toowoomba**

202 Hume Street
Toowoomba, QLD
07 4633 6500

Sue Edwards
0437 377 988

- â#¢ Central main bathroom with separate toilet
- â#¢ Sundeck at entry
- â#¢ Inviting lounge room with wood fire heater, reverse cycle air conditioning on stunning polished timber floors
- â#¢ Open plan style lounge, dining, and kitchen
- â#¢ *8kw solar
- â#¢ The entire homes electricals have been rewired
- â#¢ Insulation batts in the ceiling
- â#¢ Telstra Satellite NBN and great phone reception
- â#¢ Plenty of sheds including, garage, carport, work shed, woodshed, chook, or dog pen
- â#¢ Approx. 12000 gallons of rainwater storage
- â#¢ Security door and fly screens fitted throughout.
- â#¢ Walk to Bowls Club
- â#¢ Walk to Park
- â#¢ School Bus at front door
- â#¢ Fully fenced
- â#¢ Allotment â## 1110m2

With plenty of local amenities at your fingertips to enjoy such as the Peranga & District Bowls Club, park and town hall and the vibe of a country community of friendly locals. You will also feel safe with the local police station nestled in the heart of the township.

Together with Peranga, the surrounding towns of Quinalow (10 km west), Maclagan (13 km north-west) and Kulpi (9 km south) are interdependent, having between them plenty of extra amenities - Kulpi has a hotel and tennis courts; Quinalow a garage, cafe, hotel, rural supplier, school, swimming pool, caravan park, library, tennis courts, hall and skate park; Maclagan has a post office and general store, wineries, small museum, butcher, kindergarten and several parks and not to mention a very short drive to the Beautiful Bunya Mountains Tourist destination.

Other Major Cities/Towns within Approx. 35 minutes to the Dalby, approx. 30 minutes to Oakey and Crows Nest. Toowoomba approx. 45-50 minutes.

Closest Primary Schools â## Quinalow & Kulpi

Closest High Schools â## Quinalow, Oakey & Dalby

The sellers are genuine and have invested interests elsewhere and have instructed that all offers are to be presented.

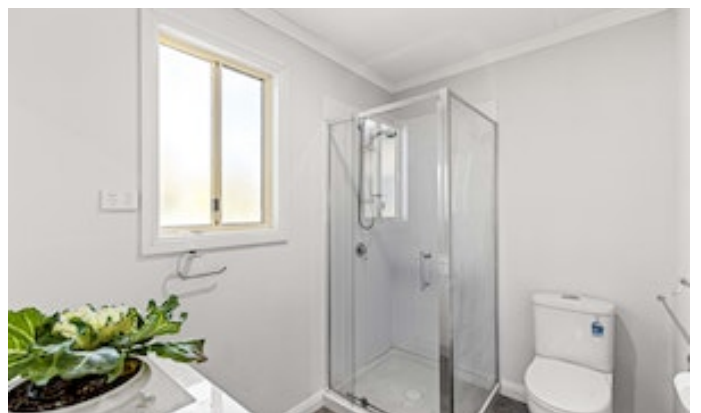
Contact Sue Edwards on 0437 377 988 or Trevor Leishman on 0427 598 106 to arrange your inspection today.

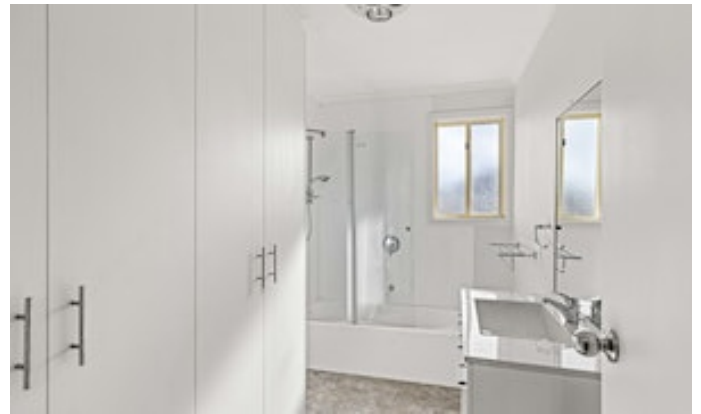
All the hard work has been completed there is nothing to do except move in and enjoy, the

home is vacant so a quick settlement is available.

Rates: \$669.82 net 1/2 year

- Land Area 1,110.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2

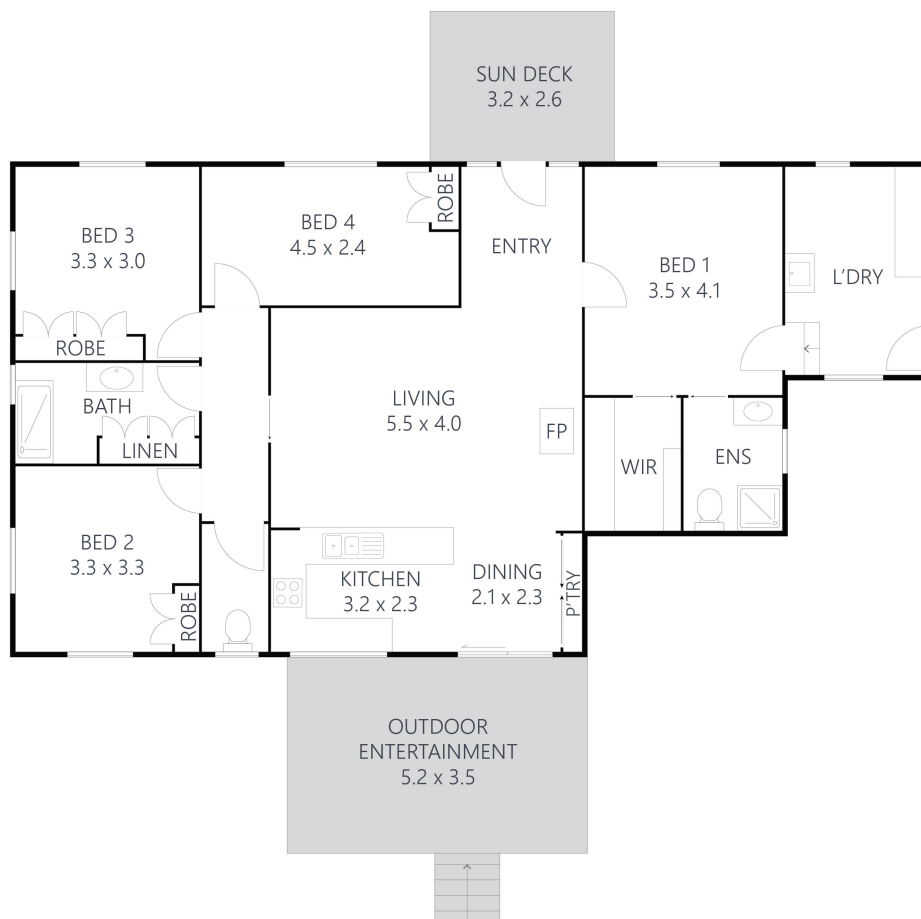




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INTERNAL: **119m²** EXTERNAL: **27m²** TOTAL: **146m²**

Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by **SK MEDIA**