



## 11 Jannusch Road, GOWRIE MOUNTAIN, QLD 4350

Elders Real Estate presents via Auction 11 Jannusch Road, Gowrie Mountain.

Nestled on an approximately 10-acre block, this property offers a rural lifestyle within close proximity to Toowoomba, Queensland's Garden City.

Some of the property's highlights are as follows:

- Conveniently located within approx. 10-minute drive to Toowoomba.
- Ample shed infrastructure, including a barn-style shed, garages, and workshops.
- 2-storey main residence with spacious floor plan consisting of open plan living and kitchen area on the ground floor, downstairs features one bedroom and bathroom, second level offers three generous bedrooms, including a master bedroom with a deck and ensuite space.
- Town water, rainwater tanks and a bore located on the property.
- The property would appear to have rural style fencing on the boundaries.

The suburb of Gowrie Mountain is benefiting from ongoing infrastructure developments in the surrounding Charlton Wellcamp precinct.

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:** Sold

**INTERNET ID:** 300P104947

### AUCTION DETAILS

11:00am, Thursday July 27th, 2023

### CONTACT DETAILS

**Elders Real Estate  
Toowoomba**  
202 Hume Street  
Toowoomba, QLD  
07 4633 6500

**Ben Hopper**

Don't miss this opportunity to secure a versatile property.

The property is being sold in "AS IS" condition via a 4-week campaign, with registration required to attend the in-office auction held at 11 am on Thursday the 27th July 2023 at Elders Real Estate Toowoomba located at 618 Ruthven Street.

Land Rates: \$1,110.70 gross/half year

Water Access: \$349.55 gross

Disclaimer: As this is an auction program the property is being sold without a price therefore a price cannot be provided. A property may appear on a listing website when you search by price. This is only for the purposes of the web search, and is not designed as a price guide.

- Land Area 10 acres
- Bedrooms: 4
- Bathrooms: 2
- 8 car garage



