



## 35 High Street, KOGAN, QLD 4406

**Renovators Dream on a Huge 4,046m<sup>2</sup> Block – Endless Potential Awaits!**

Welcome to 35 High Street, Kogan - a spacious, character-filled property offering room to breathe, room to create, and a lifestyle many dream of. Set on a massive double block totalling 4,046m<sup>2</sup>, this home provides the ideal canvas for someone ready to transform potential into something truly special.

Step inside and enjoy high ceilings, generous room sizes and a bright, flowing layout enhanced by fresh paint and vinyl flooring throughout. The heart of the home is the open-plan kitchen and dining area, featuring a great-sized modern kitchen perfect for everyday cooking or entertaining friends. The lounge room is air-conditioned for comfort, with three well-sized bedrooms offering space for the whole family.

Outdoor living shines here - relax on the screened front deck, unwind on the wrap-around veranda, or entertain under the covered outdoor area. With solar, town + rainwater switch, four rainwater tanks, fenced yard and a huge cement-floored shed, this property is built for practicality as well as lifestyle.

The owner is motivated and ready to move - an opportunity like this is one you don't want to miss!

### Key Features

**TYPE:** For Sale

**INTERNET ID:** 300P189856

### SALE DETAILS

**Offers Over \$250,000**

### CONTACT DETAILS

**Dalby**

1 Black Street  
Dalby, QLD  
07 4662 2511

**Joy Sperling**

• 3 large bedrooms with high ceilings

• Spacious lounge room with air-conditioning

• Vinyl flooring throughout for easy care + natural flow

• Open-plan kitchen & dining, great-sized and well-appointed kitchen

• Bathroom with bath, shower & vanity + separate toilet

• Dedicated laundry with generous linen storage

• Front screened deck & wrap-around veranda for outdoor relaxation

• Undercover outdoor area perfect for entertaining

• Massive 4,046m<sup>2</sup> double block • plenty of room to expand or develop

• Solar panels, town water & rainwater switch system

• 4 tanks plumbed to the home

• Septic system in place

• Large cement-floor shed fits approx 4-6 cars • ideal for tools, toys or workshop

• Fully fenced block • great for pets, kids or privacy

• The perfect project property • a renovator's dream with huge potential

• Owner needs to sell • motivated & ready!

Don't miss out on this opportunity-contact Joy today- 0450 460 052

Other features: Bush Retreat

- Land Area 4,046.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 6





