



## 125 Nicholson Street, DALBY, QLD 4405

A Rare Opportunity in an Exclusive, Tightly Held Location

Step through the arbored entry into beautifully manicured gardens, lush lawns, and an elegant pier-and-beam family home—a residence of exceptional comfort and craftsmanship that seldom comes to market. Perfectly positioned in the town precinct, this property offers unparalleled convenience with schools, parks, and sporting facilities right at your doorstep.

### Property Features:

#### \* Exceptional Design & Comfort:

Featuring 9ft ceilings and thoughtfully planned living spaces, the home is equipped for year-round comfort with ceiling cassette air-conditioning in the lounge and dining rooms, reverse-cycle A/C and ceiling fans in all four bedrooms (three with built-ins).

#### \* Warm, Inviting Living Areas:

A two-way wood heater adds character and ambiance to both formal and casual living zones. Enjoy multiple living spaces including a formal lounge and dining area, plus a spacious family/rumpus room.

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:** 300P189909

### SALE DETAILS

**\$950,000**

### CONTACT DETAILS

**Dalby**

1 Black Street  
Dalby, QLD  
07 4662 2511

**Brian Laverty**  
0405 601 816

\* Modern, Well-Appointed Kitchen:

Abundant cupboard storage, stainless-steel dishwasher, electric oven, and a 5-burner stainless-steel gas cooktop with matching rangehood make this kitchen ideal for family living and entertaining.

\* Family-Friendly Convenience:

Two bathrooms (each with a toilet) plus an additional separate toilet ensure practicality for busy households and guests.

\* Quality Finishes Throughout:

Warm wooden plank flooring flows through the living spaces, while the bedrooms and formal lounge/dining are comfortably carpeted. Natural light fills the home, enhancing every room.

\* Excellent Storage:

A generous laundry with extensive cabinetry and an oversized linen cupboard provide outstanding storage space.

\* Indoor&##Outdoor Living:

Enjoy the fully screened back verandah-accessible through glass bifold doors and complete with outdoor blinds-offering the perfect space for year-round relaxation.

\* Expansive 2046mÂ² Block:

The fully fenced yard with white PVC fencing features a paved driveway leading to a 9m Ã# 7m shed with two electric roller doors and a dedicated workshop space. The home is powered by solar for added energy efficiency.

\* Beautiful, Low-Maintenance Grounds:

Lush lawns and gardens are kept thriving with a private bore. Families will appreciate the solid timber playground, basketball hoop, and ample water storage with 2 Ã# 1000L tanks and 3 Ã# 5000L tanks.

Prime Location:

3km to primary and secondary schools

500m to bikeway and park

5km to major sporting facilities

This exceptional property offers a rare combination of tranquillity, space, and unbeatable convenience.

You must book an inspection to fully appreciate all it has to offer.

Don't hesitate-contact Brian today to arrange your private inspection:

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Heating, Roller Door Access

- Land Area 2,046.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite
- Floorboards



