



## 247 Uandi Road, WARROO, QLD 4387

"Yuluma" - Rural Lifestyle, Grazing & Seclusion West of Warwick

**879.99 hectares, 2,174.46 acres**

"Yuluma"

247 Uandi Road, Warroo QLD

Approx. 880ha - 2173 acres | Rural Lifestyle & Grazing

Set above a peaceful seasonal creek, "Yuluma" offers the perfect blend of classic Queenslander charm, undulating trap rock grazing country, and genuine rural seclusion - just 1½ hours west of Warwick and a similar distance to Toowoomba.

The Homestead

The timber Queenslander-style home enjoys an elevated position overlooking the creek below.

- 2 bedrooms
- 1 bathroom

**TYPE:** For Sale

**INTERNET ID:** 300P191924

**SALE DETAILS**

Offers Above  
**\$1,200,000**

**CONTACT DETAILS**

**ELDERS RURAL SERVICES AUST LTD**  
SW1, Level 1, 52 Merivale Street  
SOUTH BRISBANE, QLD  
07 3840 5522

**Andrew Williams**  
0429 004 299

- Separate kitchen
- Separate dining room
- Large central lounge room with open wood fire
- Dining and lounge opening onto the verandah

The home captures the essence of traditional country living - timber construction, high-set outlook, cooling breezes and space to unwind.

#### Infrastructure

- 9m x 7m powered workshop shed
- Two additional outbuildings
- Older-style timber cattle yards
- Sheep yards

The improvements provide a practical base for grazing pursuits, hobby farming or rural lifestyle use.

#### Country

The land rises gently from creek flats into undulating trap rock country, offering:

- Open to semi-open grazing
- Native timber on elevated ridges
- Seasonal creeks and gullies
- Earth dams
- Small weir

The property presents as sound trap rock grazing country suited to sheep, cattle, lifestyle farming or recreational pursuits.

#### Lifestyle Appeal

"Yuluma" will suit buyers seeking:

- A weekend rural escape
- A hunting and recreational property
- A lifestyle grazing block
- A permanent country retreat

Private, elevated and well-watered, this is genuine Southern Downs style country with character and potential.

For further information or to arrange a private inspection, contact Elders Real Estate Warwick.

- Land Area 879.99 hectares
- Bedrooms: 2
- Bathrooms: 1

## HOMESTEAD

Bedrooms	2
Bathrooms	1





