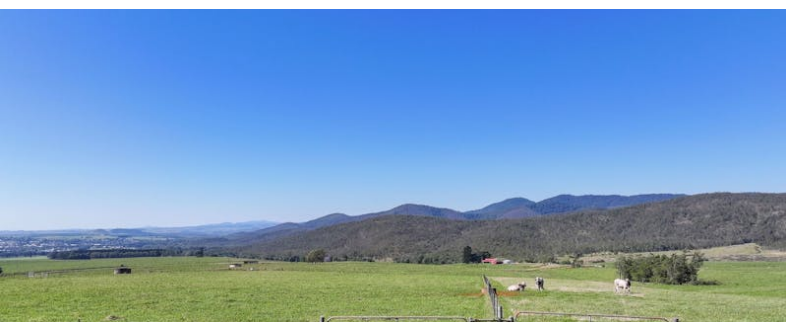




311 Griffin Road, TOLGA, QLD 4882

Space, Serenity and Scenic Views

Perched on the renowned Bones Knob with sweeping views across Atherton, Mt Bartle Frere, Tinaroo Dam and beyond, this tightly held 17.5-acre (7.08ha) property offers a rare opportunity to purchase a dream lifestyle property just three minutes from Tolga.

Currently used for grazing and divided into four paddocks, the land features rich volcanic soil and gently undulating terrain. Set in the heart of the property, the spacious two-storey home stands proudly, offering ample space for the whole family.

Upstairs includes:

- Spacious open-plan kitchen, dining and living area with high ceilings and clerestory windows.
- Chef's kitchen with stainless steel benchtops, 6-burner gas stove, and generous island bench.
- Large adjoining family room-perfect for cosy movie nights
- Oversized home office with direct external access-ideal for a home-based business.

TYPE: For Sale

INTERNET ID: 30P1782

SALE DETAILS

\$1,800,000

CONTACT DETAILS

Malanda

21 James Street, Malanda
Malanda, QLD
07 4096 5666

Michelle Raso

0428 116 136

- Master bedroom with walk-in robe and PWD-designed ensuite.
- Second bedroom with built-in robes.
- Main bathroom and internal laundry with excellent storage.

Downstairs is fully self-contained and includes:

- Open-plan living area with kitchenette
- Two bedrooms with built-in robes
- Bathroom
- Side access to a tandem carport
- Drive through truck access to cattle yards and loading ramp

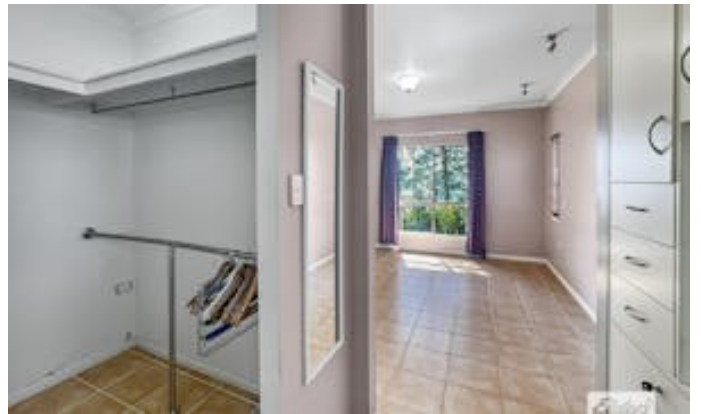
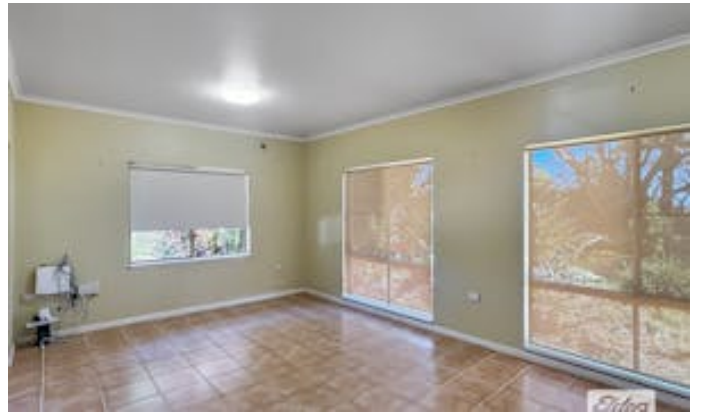
The property is perfectly rectangular and fully usable, fencing is in good condition. At the front of the block sits a high-clearance four-bay shed (dimensions to be confirmed), ideal for storage, machinery or workshop use.

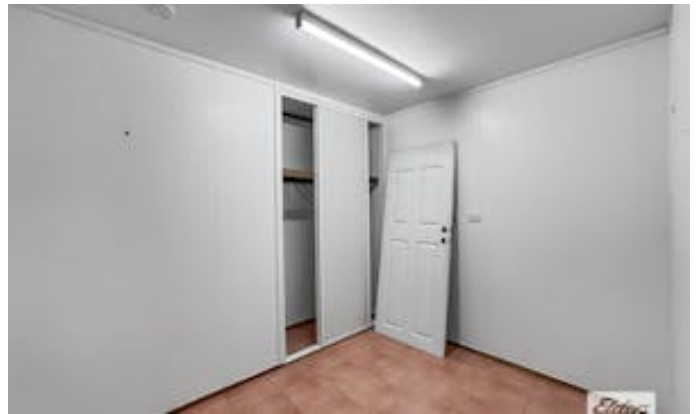
Lifestyle acreages of this size, with views like these, seldom make it to market, this is a rare chance to secure a lifestyle property that blends space, views, and versatility with sought after Tablelands address.

Contact exclusive listing agent Michelle Raso for more information or to arrange an inspection.

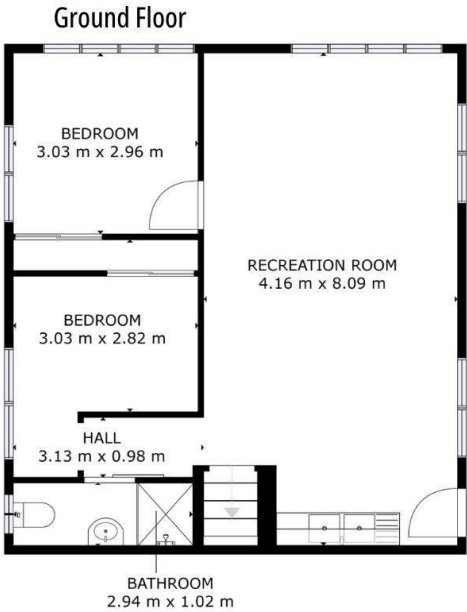
- Land Area 7.08 hectares
- Bedrooms: 4
- Bathrooms: 3
- 4 car garage
- Double carport











FLOOR PLAN

311 Griffin Rd, Tolga

