



## 20 Wilkinson Drive, TOLGA, QLD 4882

### Lifestyle Home On Acreage

Discover a lifestyle of peace, privacy, and natural surrounds in this well-positioned home set on approximately 2.47 acres in the heart of Tolga's Rangeview Estate. Positioned on a landscaped 10,000m<sup>2</sup> block, the property offers privacy from the road with established trees along the boundaries.

This masonry block residence is ideal for families seeking room to grow or retirees wanting a relaxed, low-maintenance lifestyle. The home offers a practical layout, including a well-equipped kitchen, separate living and dining areas, and generous bedrooms with built-in wardrobes. The master bedroom includes an ensuite, while the spacious undercover patio provides the perfect setting for entertaining or unwinding. Completing the package are two large 3-bay sheds, each with two fully enclosed bays with roller door access and a third partially enclosed bay for additional storage or parking.

House features include:

- Large air-conditioned living room with views over the backyard and wood heater
- Well-equipped kitchen overlooking the patio with dishwasher and pantry

**TYPE:** For Sale

**INTERNET ID:** 30P1933

**SALE DETAILS**

**Offers Over \$900,000**

**CONTACT DETAILS**

**Malanda**

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

**Michelle Raso**

0428 116 136

- Air-Conditioned Dining area and second family room off the kitchen
- Master bedroom with air-conditioning, ensuite and built-in wardrobe
- 2nd Bedroom is air-conditioned with built in cupboard
- Bed 3 & 4 both with built-in wardrobes and study desks
- Main bathroom with spa bath and separate shower
- Large undercover outdoor entertaining area
- Internal Laundry with linen
- Accessibility features throughout

#### Shed Features & Approx Dimensions

##### Shed 1 - High Clearance Shed

Internal 7630w x 9100d x 3500h

Undercover Awning 3400w x 9100d x 3300h

Roller Door Clearance: 2700w x 3170h with electric roller doors and drive through access

Shed 2 - Airconditioned on its own electrical sub-board with separate circuits and 15amp power ideal for workshop

Internal 6070w x 8900d x 2700h

Undercover Awning 3400w x 8700d x 2500h

Roller Door Clearance: 2700w x 2600h with with electric roller doors

##### Shed 3 - Garden Shed

Internal 2900w x 5900d

#### Additional Property Features

- Approximately 2.5 acres (1.00 ha)
- Fenced back garden ideal for pets
- 2.5kW solar power system
- 25,000L rainwater tank
- Landscaped gardens
- Approximately 5 minutes from Tolga
- Zoned Rural Residential 4000m<sup>2</sup>

This property enjoys a tranquil setting with a seasonal gully boundary, creating a private and picturesque environment to relax and enjoy the space around you. Whether you're seeking more room, a peaceful lifestyle change, or a well-equipped property with excellent infrastructure, this home offers comfort, practicality, and plenty of space to enjoy the outdoors. Contact Exclusive Listing Agent Michelle Raso on 0428 116 136 for

more information.

- Land Area 1 hectare
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8









# FLOOR PLAN

20 Wilkinson Drive, Tolga