

## 13 Marion Street, TOLGA, QLD 4882

### Cottage Charm in the Heart of Tolga

Tucked away in a quiet street and less than 1km from the Tolga Rail Trail, Tolga Hotel, Post Office and Tolga State School, this much-loved cottage-style home offers comfort and convenience. Cherished by the current owner for more than 30 years, the home captured her heart the moment she stepped onto the front verandah.

This 4 bedroom home features high ceilings, spacious lounge room, kitchen with ample bench and storage space and adjoining dining room. The master bedroom is airconditioned and has a disabled access ensuite. The property features excellent side access, a shed at the rear, ample undercover vehicle accommodation which also doubles as an outdoor entertaining area perfect for gatherings with family and friends

#### Home Features:

- Separate lounge and dining rooms, both with ceiling fans
- Functional kitchen with generous bench space, ample storage, and ceiling fan
- Four bedrooms, including a master bedroom with ensuite and air conditioning
- Main bathroom with shower and separate toilet

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:** 30P2015

**SALE DETAILS**

**\$590,000**

**CONTACT DETAILS**

**Malanda**

21 James Street, Malanda  
Malanda, QLD  
07 4096 5666

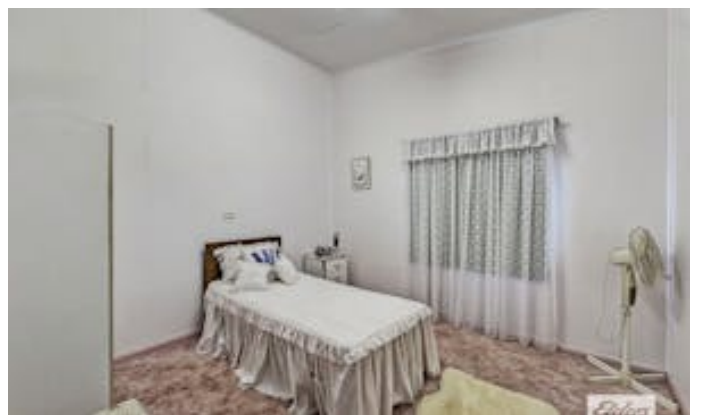
**Michelle Raso**

0428 116 136

- Generous internal laundry room
- Concrete undercover carport
- Functional shed, ideal for storage or workshop use
- Beautiful established gardens
- Spacious 1,012m<sup>2</sup> allotment
- Conveniently located 650m to Tolga Main Street, 5.9km to Atherton CBD and 87.4km to Cairns International Airport

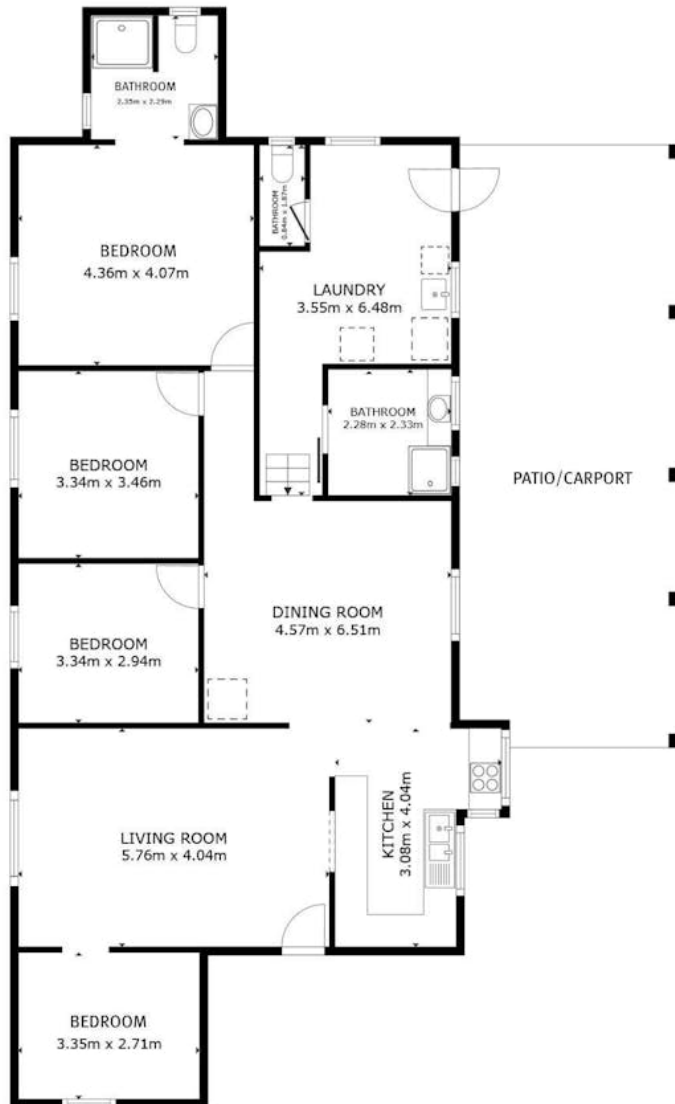
This home is sure to capture your heart with its charm, peaceful setting, and welcoming atmosphere. The home has concrete stumps and a roof upgrade within the last 15 years so you can move straight in and add your own personal touches. Contact Exclusive Listing Agent Michelle Raso on 0428 116 136 to arrange your inspection today.

- Land Area 1,012.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single carport









# FLOOR PLAN

13 Marion Street, Tolga