



189 Burtons Road, ROMA, QLD 4455

"Tarcoola"

The Home: This three-bedroom low-set brick home is perfectly positioned to capture sweeping views of the surrounding rural landscape. It features a timeless bullnose facade, complemented by wraparound concrete pathways that enhance both accessibility and its appeal. Further to this, the front entry area offers ample space for entertaining, all while providing a clear view of the front yard-perfect for keeping an eye on the kids as they play.

Step inside to a comfortable family living area with the kitchen dining and lounge adjoined featuring a built in bookcase to the loungeroom. The spacious kitchen has ample storage and bench space, a dishwasher, electric cooking appliances and island bench.

Three generously sized bedrooms, two of which feature built-in cupboards and carpeted flooring. The main bedroom serves as a private retreat, complete with an ensuite, built-in storage, and sliding doors that open to serene views over the paddock. Additionally, there's a dedicated office area with a sunlight-perfect for working from home or quiet study

A spacious tiled room has been added to the western side of the home, offering

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TYPE: For Sale

INTERNET ID: 50P4920

SALE DETAILS

\$1,300,000

CONTACT DETAILS

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Morgan Rowbotham
0419 850 369

versatile options for use as additional living space, a rumpus room, or another entertainment area. It's equipped with a split system air conditioner for year-round comfort.

The main bathroom is located at the rear of the home, thoughtfully integrated with the laundry to create a practical wet area ideal for family living. It features a large shower, a separate toilet, generous linen storage, and convenient external access

There is an upstairs loft and a cassette air conditioner that cools and heats the main living area.

Built into the drive-in carport is a powered storage room with a door and lighting. This is a great space for camping gear and those extra boxes.

Infrastructure/Paddock:

40 acres - Freehold

Soft loamy soils and a mix of buffel and native pastures.

11 m x 10 m (approximate) machinery shed with 2 high clearance bays, a lockable workshop with a roller door, concrete flooring and power connected.

Fenced into four paddocks and laneway to the cattle yards, the fencing appears in immaculate condition with gateways throughout. Concrete troughs cemented into each paddock.

A set of steel cattle yards (portable panels are not included in the sale), saddle shed, chicken coop and a loading ramp also located at the cattle yards (plus an old dirt one)

Concreted dog pens in the backyard

Share bore and 25,000 litres of rainwater tanks.

Electric hot water system (newly installed)

Location:

Positioned a quick 7 minute drive from Roma, located on Burton's Road, close to the Pony Club.

School bus collection - front gateway

Additional Information:

Flood free zone

Bitumen road frontage, grid entry and an all weather gravel road access to the house.

This rural lifestyle property offers easy, low-maintenance living, thanks to a range of thoughtful improvements made by the current owners-so you can simply move in and enjoy. Contact Morgan Rowbotham on 0419 850 369 to arrange an inspection.

- Land Area 16 hectares
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Ensuite





