



## 446 Bassett Lane, ROMA, QLD 4455

### Stunning Family Home on the Edge of Town

Set amidst stunning landscaped gardens and framed by a tranquil water feature, this remarkable property offers a lifestyle of peace, privacy, and modern comfort. Perfectly positioned just minutes from Roma's CBD, it captures the best of both worlds - country living with all the conveniences close at hand. By night, enjoy breathtaking views over the lights of Roma.

Spanning over 25 acres, this home is a true standout, showcasing meticulous attention to detail both inside and out.

Step inside and you'll immediately appreciate the sense of light and space. The open-plan living areas flow effortlessly, creating a warm and inviting atmosphere that's perfect for family life or entertaining guests. Large windows and doors bring the outdoors in, while the home expands seamlessly onto both front and rear decks - the perfect spots to unwind and soak in the peaceful surroundings.

The four-bedroom home has been thoughtfully designed with comfort and practicality in mind. At its heart lies a modern kitchen boasting ample storage and bench space, gas cooking (electric oven), a dishwasher, and an island bench that connects effortlessly with the open-plan dining and lounge area.

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**TYPE:** Sold

**INTERNET ID:** 50P4948

**SALE DETAILS**

**\$1,300,000**

**CONTACT DETAILS**

**Morgan Rowbotham**  
0419 850 369

The master bedroom offers a touch of luxury with its spacious ensuite, generous storage, and peaceful outlook over the front yard. An additional three well-sized bedrooms are positioned on either side of the living area, each featuring built-in cupboards, air conditioning, and easy-care flooring with no carpet. A separate, dedicated office with built-in cabinetry provides a quiet and functional space for work or study.

The main bathroom includes a separate shower, vanity, and bath, with the toilet conveniently located separately. The laundry is positioned in its own room with external access, offering ease of use for everyday living.

Outside, the gardens are a true labour of love - beautifully landscaped, fully irrigated, and complete with timers for easy care. The manicured lawns and established plants create a private oasis that's as practical as it is picturesque.

Supporting the rural lifestyle is a massive shed, ideal for machinery or storage, along with functional cattle yards perfect for small-scale farming. Water security is exceptional, with extensive rainwater storage and a reliable shared bore agreement in place with neighboring properties.

#### Land Facilities:

Approx. 25 acres of land, fully fenced into three paddocks (mix of barbed wire and electric fencing)

Large high shed that is approx. 20 m x 10 m with three open bays and two lockable bays (concrete flooring), all fully powered - immaculate condition

Cattle yards with adjacent storage shed and shade structure

Shipping container built in for extra storage

Fruit trees and a vegetable garden established

Full pop-up sprinkler system to lawns, plus irrigation to gardens and trees

Former chook pen that could be re-established

#### Additional Home Features:

Air conditioning and ceiling fans throughout, including all bedrooms and living areas

Solar system for energy efficiency

Gas cooking and dishwasher in kitchen

Fireplace to main living area

Screens fitted to all windows and doors

Adjustable stumps

Freshly painted within the last few years

Electric hot water system

Concreted pathway to clothesline

Water Facilities:

Shared bore with agreement in place (approx. \$984.50 per year)

Rainwater tanks

Water troughs to each paddock

Position:

Within minutes of Roma's CBD and local airport

Short drive to the local bush nursery

Dirt road frontage

For those seeking space, serenity and the freedom of rural living contact Morgan Rowbotham on 0419 850 369 - its ideal move for anyone dreaming of a hobby farm, or simply a beautiful escape with room to move.

- Land Area 10 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- 3 car carport
- Ensuite







