



## 217 Blue Hills Road, WALLUMBILLA, QLD 4428

### GJ-Gardner Built Home on 80 Acres

Set along the Blue Hills all-weather road, this striking GJ Gardner built home offers relaxed country living on an expansive 80-acre rural lifestyle block. The five-bedroom residence enjoys sweeping rural views and has been thoughtfully designed to combine space, comfort, and family living.

With open-plan living at its heart, the home blends contemporary style with modern conveniences, creating a welcoming environment for everyday life and entertaining. Surrounded by expansive acreage, the property strikes the perfect balance between peaceful rural living and practical, modern design.

The well-designed kitchen serves as a functional and inviting hub, featuring a five-burner gas cooktop, walk-in pantry, and generous storage. It flows seamlessly into the dining area and carpeted media room, providing a versatile space for family gatherings and entertaining. Glass doors from the dining area open onto a spacious outdoor deck, ideal for alfresco dining or hosting guests while enjoying panoramic rural views across the property.

The spacious main bedroom offers a calm and private retreat, complete with a walk-in robe and stylish ensuite. Four additional bedrooms are generously sized and served by

**TYPE:** For Sale

**INTERNET ID:** 50P5025

#### SALE DETAILS

**"Offers Over  
\$1,250,000"**

#### CONTACT DETAILS

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**Morgan Rowbotham**  
0419 850 369

a second bathroom, with a separate toilet and wash room adding convenience for busy households. A large laundry completes the home's practical and family-friendly layout, reinforcing its focus on comfort, functionality, and effortless living.

Additional features include ceiling fans and split-system air-conditioning throughout, with carpeted bedrooms fitted with built-in cupboards and window furnishings. The fully fenced front yard is enhanced by charming standalone rose bushes, adding to the home's welcoming appeal.

The property is well-equipped for rural lifestyle living, with town water connected, a powered shed and carport, a chook pen, dog kennels with a fenced area, and exclusion fencing to the property boundaries. For livestock or hobby farming, there are cattle yards and a dam.

Conveniently located just 2km from Wallumbilla and 17km from Roma, with school bus access via the Pickijinnie Run, this home offers the perfect combination of scenic rural lifestyle, modern living, and practical convenience. Ideal for families, or those seeking space, privacy, and a true country escape.

Contact Morgan Rowbotham of Elders Real Estate on 0419 850 369 to arrange an inspection of this home.

#### Additional Residence Features:

- Ceiling fans and split-system air-conditioning throughout
- Carpeted bedrooms, each with built-in cupboards, window furnishings, ceiling fans, and split systems
- Fully fenced front yard featuring charming standalone rose bushes

#### Additional Property Features:

- Town water service
- 2km from Wallumbilla, 17km from Roma
- School bus access (Pickijinnie Run)
- Powered shed and carport
- Chook pen
- Dog kennels with fenced area
- Exclusion fencing to property boundaries and is sectioned into 3 paddocks
- Cattle yards
- Dam
- Rain water tanks

- Land Area 32.38 hectares
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Double carport







