



14 Hartleys Lane, ROMA, QLD 4455

"Sunnyvale" – Charming Queenslander Lifestyle on 50 Acres

We are proud to present "Sunnyvale" to the market - a lifestyle property offering the perfect balance of peaceful country living and everyday convenience, positioned just a short drive from the Roma CBD and Roma Airport.

Set on 50 acres and tucked neatly to the front of Hartley's Lane, the home greets you with a charming front verandah and the timeless character of a traditional Queenslander. Surrounded by established shade trees and tranquil surroundings, the property offers privacy, space and a relaxed country lifestyle.

Stepping inside, you enter the spacious timber kitchen that forms the heart of the home. Featuring gas cooking, generous bench space and ample cupboard storage, this inviting area flows seamlessly through to the dining room. Further down the hallway, a separate carpeted lounge room provides a comfortable retreat, complete with a ceiling fan and split system air conditioning.

Wrapping around the front of the home is a light-filled enclosed sunroom, where large windows capture an abundance of natural light and create the perfect space to relax while enjoying the peaceful outlook across the property.

TYPE: For Sale

INTERNET ID: 50P5071

SALE DETAILS

\$995,000

CONTACT DETAILS

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Morgan Rowbotham

0419 850 369

The home offers three comfortable bedrooms, two fitted with split system air conditioning and external doors opening directly onto the verandah - perfect for enjoying the fresh country breeze. The main bedroom is complete with its own ensuite featuring a shower, vanity and toilet.

The main bathroom is positioned off the dining room and incorporates the laundry, with a separate toilet for added convenience.

The main house yard is fully fenced with gate access from the front yard through to the carport, along with rear access leading into the back paddock. Positioned to the rear is a double bay shed with two roller doors and concrete flooring.

The paddocks are watered with the benefit of your own bore infrastructure, and the property also includes cattle yards complete with a loading ramp.

Additional Features:

- Built-in cupboards to each bedroom
- Split system air conditioning
- Gas hot water system
- Established lawns and gardens
- Solar system to the roof
- Bore infrastructure

Offering space, privacy and the charm of classic Queenslander living, "Sunnyvale" presents a wonderful opportunity to secure your own lifestyle property just minutes from Roma.

Contact Morgan Rowbotham for more information on 0419 850 369.

Tenancy information will be provided upon request.

- Land Area 20.23 hectares
- Bedrooms: 3
- Bathrooms: 2
- Double garage





