



9 Conlan Street, ROMA, QLD 4455

A Grand Queenslander with Multiple Living Areas

Positioned on a generous 1,014m² allotment on the peaceful Conlan Street, this grand Queenslander combines timeless character with exceptional family living, all within close proximity to Roma's CBD. Framed by immaculate lawns and beautifully established gardens, the home immediately impresses with its commanding street presence and welcoming charm.

Designed with space and versatility in mind, the residence offers expansive living across two levels, with both upstairs and downstairs areas providing ample room for growing families, entertainers, or those simply seeking extra space to spread out and enjoy.

Upstairs, a charming entry deck sets the tone for the home, with classic French doors from the front bedrooms opening directly onto the verandah to capture the breeze and add to the home's timeless appeal. The upper level features three generously sized bedrooms, each complete with soft carpet underfoot. The spacious main bedroom also includes a split system air conditioner and a well-sized walk-in robe positioned privately to the side, offering both comfort and practicality.

Flowing through to the rear of the home is the central living space, designed to connect

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TYPE: For Sale

INTERNET ID: 50P5098

SALE DETAILS

Offers Over \$620,000

CONTACT DETAILS

Morgan Rowbotham
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seamlessly with the outdoor entertaining area. Tucked neatly around the corner, the kitchen offers excellent bench and cupboard space, gas cooking with a separate oven, provision for a dishwasher, and adjoins the dining area to create a practical family hub. Positioned just in front, the lounge room is a spacious and comfortable retreat featuring carpet flooring, a ceiling fan and plenty of room to relax and unwind.

Extending out from the dining area, the rear deck overlooks the backyard and provides a fantastic setting for entertaining guests or enjoying quiet afternoons outdoors.

The main bathroom is positioned off the lounge room via a separate office space and includes a shower-over-bath combination, vanity, and separate toilet.

Downstairs offers a fantastic additional retreat, thoughtfully renovated to provide flexibility for a range of living arrangements. Whether utilised as a second lounge area, private guest accommodation, teenager's retreat, or an additional bedroom with ensuite-style convenience, this level adds exceptional versatility to the home.

Entering from the concreted rear patio, you are greeted by a generous laundry space complete with ample storage, room for a washing machine and dryer, and even space for an additional fridge or freezer. Flowing through to a separate storage area with external access, the lower level has been designed with practicality in mind.

Fully tiled throughout, the spacious living area features split system air conditioning and direct front door access, currently enjoyed by the owners as an additional lounge room. Completing the downstairs layout is the second bathroom, fitted with a luxurious built-in spa bath with shower overhead, vanity, and toilet.

Additional features of the property include solar panels, evaporative cooling throughout the upstairs level, split system air conditioning, ceiling fans, and excellent outdoor functionality with concreted patios positioned at both the front and rear of the home. The fully fenced backyard also includes a garden shed, side walkway access, and a single carport positioned to the side of the property.

Blending classic Queenslander charm with flexible family living and generous indoor and outdoor spaces, this beautifully maintained residence presents a rare opportunity to secure a character-filled home in a quiet and sought-after location close to Roma's CBD.

Contact Morgan Rowbotham on 0419 850 369 to arrange an inspection.

- Land Area 1,014.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Single carport







