



7 Shumba Avenue, ROMA, QLD 4455

Space, Character & Opportunity – With Granny Flat & Dual Street Access

This stunning home is positioned on a spacious allotment, rich in character and featuring timber raked ceilings, is sure to capture your heart from the moment you step inside. Offering four generous bedrooms and an abundance of spacious living areas, it delivers a perfect blend of comfort, charm, and functionality within an inviting layout.

At the heart of the home lies a beautifully appointed timber kitchen, ideally positioned between the dining and lounge areas. Showcasing a striking coloured benchtop and vibrant yellow and green tiled splashback, this space is both practical and full of personality. It features a standalone 5-burner gas cooker, dishwasher, extensive cabinetry and storage, a central island bench, and a casual eat-in seating area-perfect for relaxed breakfasts or family gatherings. A separate built-in office space off the dining area.

Flowing from the main living area is a sunken games room, designed to accommodate a pool table (included in the sale). With tiled flooring and a built-in timber bar, it offers the ideal setting for entertaining family and friends.

The master bedroom is privately positioned at the front of the home and includes plantation shutters, split system air conditioning, a spacious walk-in robe, and an

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 50P5118

SALE DETAILS

Offers Over \$620,000

CONTACT DETAILS

,

Morgan Rowbotham
0419 850 369

ensuite complete with vanity, shower, and toilet. Two additional bedrooms are located on the northern side, all with carpet flooring, ceiling fans and built-in wardrobes.

The fourth bedroom, positioned off the main living area, also features carpet flooring, built-in cupboards, and a split system air conditioner. Adjacent is an open tiled space with external access and a built-in desk, offering the perfect setup for a study, home office, or teenage retreat.

The main bathroom has been refreshed with a modernised vanity and includes a shower-over-bath configuration. The spacious laundry is fully tiled and fitted with wall cabinetry and a built-in bench, ideal for sewing, crafts, or additional workspace.

Outside, the features continue to impress. A concrete driveway off McDowall Street leads to a single carport, a lockable shed, and a fully self-contained granny flat complete with sliding glass doors, bedroom, kitchenette, and bathroom. In addition, there is a separate lockable workshop-ideal for tools, hobbies, or extra storage.

The outdoor space is beautifully established, featuring a generous lawn area, mature gardens, and an orchard. A paved undercover entertaining area provides the perfect setting for relaxed gatherings, complemented by an original BBQ space that adds further character.

At the front of the home, another inviting outdoor zone awaits, complete with a wide concrete driveway, large undercover carport, and built-in garden beds with seating-an ideal spot to enjoy your morning coffee.

Offering exceptional versatility, the property includes dual access from Shumba Avenue and McDowall Street, along with a fully equipped granny flat, making it ideal for extended family living, guests, or potential rental income. This is a home designed to grow with you. Contact Morgan Rowbotham on 0419 850 369 to arrange your inspection today.

Additional Features:

Evaporative cooling throughout

Built-in timber shoe storage at rear steps

Fireplace in the main living area

Split-system air conditioning to living areas and selected bedrooms

Ceiling fans throughout

Council gas connection

Solar panels on roof

Dishwasher

Security screens throughout

Enclosed front patio/sunroom

- Land Area 1,105.00 square metre
- Bedrooms: 5
- Bathrooms: 3
- 4 car carport







