

## Cosy 3-Bedroom Home with Unique Features

Price : \$285,000

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Welcome to this charming hardwood weatherboard home, nestled on the north side of Longreach township. Conveniently located less than 800 metres from the high school, retirement home, and hospital, this property offers both comfort and convenience. The house features three cosy bedrooms and a single bathroom with a separate toilet room. The main bedroom and lounge boast beautiful pressed metal ceilings, while the lounge and bedrooms are carpeted for added warmth. Enjoy the front sunroom with its polished timber floors, perfect for relaxing or entertaining.

The kitchen, equipped with an electric oven and stove, has practical cork tile flooring. Air conditioning has been reconditioned in the last two years, including evaporative cooling and a split system in the kitchen/living area. Outside, you'll find a front yard and far back yard fenced off for privacy, along with established gardens featuring black wattle, bottle trees, and unique stone gardens with fossils and petrified wood. The property includes an open skillion shed, a small garden shed, and rear lane access.

Additionally, the house has been re-roofed on the western side and restumped with adjustable stumps five years ago. Enjoy outdoor gatherings around the fire pit/camp oven area and take advantage of the new concrete area at the back of the house and the new Colorbond fence on the south side. This home offers a blend of character and practicality, making it an ideal choice for your next move.

Inspection by appointment only.

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



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