



## Atherton, RN 393 Herberton Road

Cottage | Charm | Location

Just under 5km from Atherton's main street and within easy reach of the scenic walking tracks around Hasties Swamp, this delightful 3-bedroom cottage offers the perfect blend of character and convenience.

Set on a generous half-acre block, this home features gorgeous timber floors and elevated ceilings that echo classic Queenslander charm. Open plan living encompasses living, dining and kitchen includes all the essentials, plus a built-in pantry for added functionality.

Downstairs, a tiled area provides versatile space-ideal for storage, a workshop, or a relaxed entertaining zone. Outside, the expansive yard is a blank canvas, ready for your personal touch-whether it's a lush garden, veggie patch, or outdoor retreat. Established trees line the boundary giving a natural feel.

Property is currently tenanted so please allow 24 hours notice for inspections. Contact



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**

Offers Over \$445,000

**View**

[ljhooker.com.au/VRHZE](http://ljhooker.com.au/VRHZE)

**Contact**

**Alex Payne**

0409 328 153

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**LJ Hooker Malanda**  
**(07) 4096 5446**

exclusive marketing agent Alex Payne today on 0409 328 153.

## More About this Property

<b>Property ID</b>	VRHZE
<b>Property Type</b>	House
<b>Land Area</b>	2023 m2
<b>Including</b>	Floorboards Built-in-Robes Liveability

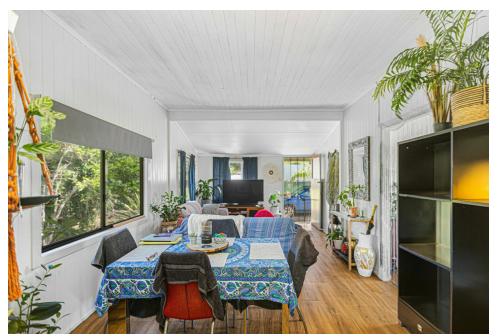
**Alex Payne 0409 328 153**

Property Sales Consultant | alex@ljhookerpropertyplus.com

**LJ Hooker Malanda (07) 4096 5446**

45 James Street, MALANDA QLD 4885

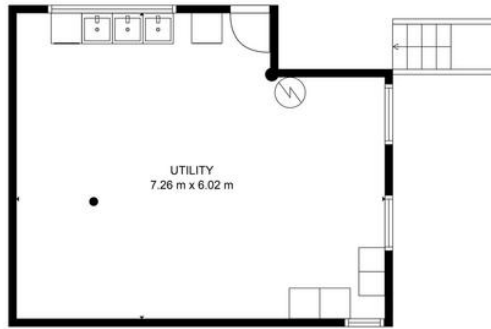
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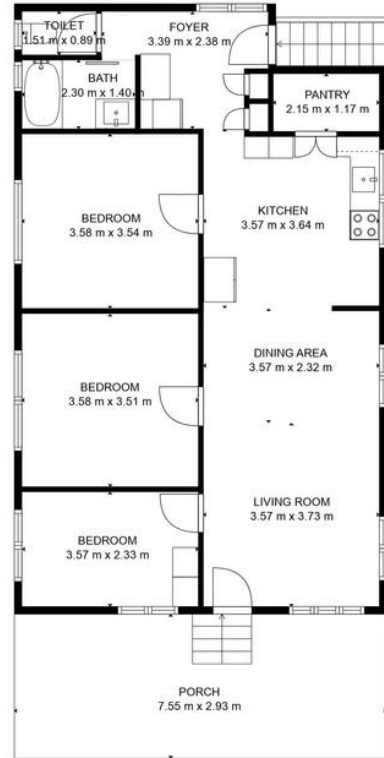
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FLOOR 1



FLOOR 2



**TOTAL: 85 m<sup>2</sup>**  
BELOW GROUND: 0 m<sup>2</sup>, FLOOR 2: 85 m<sup>2</sup>  
EXCLUDED AREAS: UTILITY: 41 m<sup>2</sup>, PORCH: 22 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

 LJ Hooker