






51 Colinton Street, Braemore

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## Relaxed Country Living on a Picturesque 4,047sqm Corner Allotment Minutes from Highly Sought After Township of Toogoolawah

**FOR SALE**

Please Call

**AGENTS**

Helen Gauld  
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helen.esk@ljhooker.com.au

**AGENCY**

LJ Hooker Esk | Toogoolawah  
(07) 5424 2222

Set on a generous 4,047sqm corner parcel, this home captures sweeping rural views and offers an idyllic country lifestyle. Overlooking neighbouring open farmland and established lawns and gardens, the property provides space, privacy and the charm of true country living. A reliable bore enhances the practicality and self sufficiency of this appealing acreage.

### Home Features:

- Inviting veranda with beautiful outlook over neighbouring farmland
- Sunroom style entry filled with natural light
- Lounge room flowing through to dining and kitchen areas
- Country kitchen overlooking a spacious dining and family room, complete with air conditioning and a wood heater
- Second family room or ideal home office space
- Four bedrooms, two with builtin robes

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.

 **LJ Hooker**

Large, light filled master bedroom  
Main bathroom with combined toilet  
Second toilet with convenient external access  
Neat and functional laundry  
Excellent internal storage throughout  
Ramp access from the utilities area for easy transition to outdoors

#### Outdoor & Property Improvements:

Peaceful rear sitting area perfect for enjoying the tranquil surrounds  
Double garage with personal access door  
Separate single carport ideally located at the rear of the home  
Enclosed vegetable garden area  
Rainwater storage tanks  
Septic system  
Small storage shed

Council Land Rates: \$903.00 per half year (approximately)  
Water: The property is supplied by rainwater tanks and bore  
Potential Rental Income: \$500 &ndash; \$550 per week

Offering serenity, space and breathtaking rural vistas, this property is the perfect haven for those seeking a genuine country lifestyle just minutes from Toogoolawah's amenities.

#### Advertising Disclaimer

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#### MORE DETAILS

Property ID	9TQHES
Property Type	AcreageSemi-rural
Land Area	4047 m2
Including	Air Conditioning Toilets (2) Fire Place Workshop Built-in-Robes Solar Panels Grey Water System Water Tank

**Helen Gauld 0417 782 673**

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