



280 Larsens Road, Coominya

4 1 5

Charming Queenslander with Studio on 40 acres with 2 Dams and a Bore

FOR SALE

Please Call

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AGENCY

LJ Hooker Esk | Toogoolawah

(07) 5424 2222

Take a look at this charming 4 bedroom home on 40 acres with a large sleepout, office or extra room. Two bedrooms open out through French doors onto large deck overlooking flowering trees and open paddocks. The 11.5 foot ceilings and VJ walls give the home the charm and feel of a bygone era. There is a lined shed and air conditioned studio right next to the home.

An equipped automated bore that produces potable water with plenty of tanks. The home and structures are set way off the road. Giving you such a private and idyllic feel of privacy and makes you feel like you're in your own little world. The property has access from two roads. Larsens Road main access and Hallings Road at the back. As an extra bonus the Brisbane Valley Rail Trail runs parallel with Hallings Road right at the back of the property. So you can ride a horse or a bike straight onto the trail from the back of the property.

There are several structures on the property which gives you plenty of options. A solid shed towards the back of the property with its own power and water. There is a well set up aquaponics system with

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power and 4 grow beds. There are also some older structures that were kennels in a time gone by. If you are looking for a quite secluded lifestyle with plenty of options, which may include dual living. This property is not to be missed.

The Home

4 bedrooms with 2 opening through French doors onto verandah
Large lounge dining area with wood heater
Sleep out study or rumpus
Kitchen with rangehood walk in pantry gas stove and electric oven
Bathroom with twin showers and separate toilet
Large verandah overlooking property
Split air conditioner main living area
Starlink internet
Gas hot water

Studio

Air conditioned
Water connected and sink

The Property

2 dams
Two road frontage
Equipped automated potable bore
Aquaponics system with 4 grow beds
Rain water tanks x 6, supplying approximately 23,000 gallons of rainwater also hooked to the bore
Two sheds powered with water and lighting
Solar electricity
Direct access to the Brisbane Valley Rail Trail
Garden sheds
Car port
Septic sewerage

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MORE DETAILS

Property ID	9S0HES
Property Type	AcreageSemi-rural
Land Area	16.21 hectare
Including	Air Conditioning
	Toilets (1)
	Fire Place
	Deck
	Floorboards
	Workshop
	Secure Parking
	Fully Fenced
	Solar Panels
	Grey Water System
	Water Tank

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