



Hervey Range, 35 Kathrine Road

10-Acre Hilltop Retreat with Stunning Breezes and Spacious Home!

Welcome to 35 Kathrine Rd Hervey Range, this charming 10-acre property, offers a peaceful country lifestyle like no other,

Nestled on the breezy Hervey Range, this 3-bedroom, 2-bathroom home is designed to take full advantage of the natural surroundings, with every room capturing the refreshing hilltop breeze.

As you step into the property, you're greeted by the light-filled first living area, featuring large floor-to-ceiling louvers that invite in the cool air and create a bright, airy atmosphere.

The central breezeway area, with its high ceilings, and wood fireplace, serves as the heart of the home and will undoubtedly be a hub for family gatherings and everyday life.

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For Sale

Offers in the High \$500,000's.

View

ljhooker.com.au/3KPHWK

Contact

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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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This home offers three bedrooms, each thoughtfully designed for practicality. One of the bedrooms includes its own ensuite, providing added privacy and convenience. All bedrooms are equipped with ceiling fans, ensuring year-round comfort.

On the opposite side of the home, you'll find a versatile space currently used as an office or study. This room could easily be converted into a fourth bedroom, depending on your needs.

The well-appointed kitchen will be a haven for food lovers and home chefs. With ample storage space and a large gas oven for cooking enthusiasts. It's an ideal space for preparing meals for family and friends, with easy access to the open-plan living areas for seamless entertaining.

For those in need of extra space, the home features a loft area that can be used for additional storage or as a play area for children. This loft is a unique feature, built using recycled materials from a pub in Mount Isa, adding character and history to the home.

Step outside and enjoy the expansive views of the property from the balcony - a perfect spot to sip your morning coffee or unwind with a cold drink in the afternoon. The large open-plan living area leads seamlessly to this outdoor space, blending indoor and outdoor living effortlessly.

For those who enjoy working on projects or need space for storage, the property includes a workshop that could easily be converted into a garage if preferred.

This 10-acre property is an ideal setting for anyone looking to start a hobby farm or create a safe, expansive environment for children to explore. With bore water and a solar-powered pump in place, you can rest assured that water will never be an issue.

Located just 25 minutes from Willows Shopping Centre and the newly built Twin City Hotel, this property offers the best of both worlds - a peaceful, rural retreat with easy access to all the amenities of town. And the added bonus of the Rural Fire Brigade and Community Hall across the road.

This property is truly a one-of-a-kind, with its relaxed, country lifestyle. Don't miss your chance to make it your own!

Call me today to book your inspection!

Disclaimer: While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.



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More About this Property

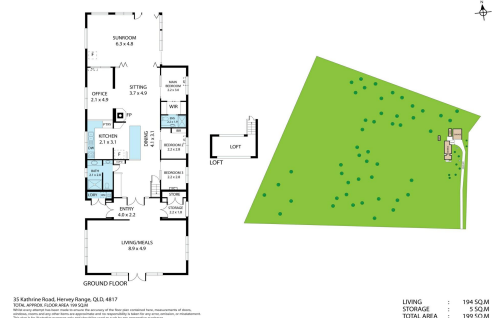
Property ID	3KPHWK
Property Type	House
Land Area	40880 m2
Including	Ensuite Toilets (2)

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35 Kathrine Road, Hervey Range, QLD, 4817
TOWN, APPROX. FLOOR AREA 109 SQM

LIVING	:	194 SQ.M
STORAGE	:	5 SQ.M
TOTAL AREA	-	300 SQ.M

TOTAL AREA : 199.5Q.M



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