



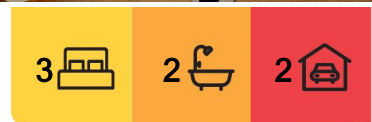
## Jaggan, 45 Clarkes Track

### Serenity & Efficiency

Discover the perfect blend of tranquility and practicality with this remarkable 2.8-acre property. Surrounded by established trees, this peaceful haven offers privacy and sustainability.

The property is well on its way to being a self-sufficient retreat, featuring a variety of fruit trees, including lemon aspen, Davidson plum, mango, apple, banana, and avocado. This orchard sets the stage for a bountiful lifestyle. Open spaces and a greenhouse provide ideal spots for vegetable gardens or a chook house, creating endless possibilities for gardening enthusiasts. A reliable water supply includes bore water for the home and rainwater for the gardens, ensuring abundance throughout the year. In addition there is 6.6 kW Solar system to utilise with 30 panels helping take care of those energy bills.

The home itself is solidly constructed with block both internally and externally, offering durability and low maintenance. Inside, the spacious design includes three generously



**For Sale**  
Offers Over \$550,000

**View**  
[ljhooker.com.au/TGHZE](http://ljhooker.com.au/TGHZE)

**Contact**  
**Alex Payne**  
0409 328 153  
[alex@ljhatherton.com](mailto:alex@ljhatherton.com)



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

**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.

sized bedrooms, two of which have been updated with plush new carpet, while all feature modern blinds. Both bathrooms are thoughtfully designed with walk-in showers, adding convenience and comfort.

The kitchen is practical and functional, offering ample bench and cupboard space. The living area flows seamlessly to the back patio, which is enhanced by a brand-new awning- an inviting space to relax and take in the serenity of the property.

Additional storage space throughout the home adds to its practicality. With room to expand and personalize, this property is a rare opportunity to secure a peaceful and productive lifestyle.

Contact exclusive agent Alex Payne on 0409 328 153 today for more information.

## More About this Property

<b>Property ID</b>	TGHZE
<b>Property Type</b>	House
<b>House Size</b>	106 m <sup>2</sup>
<b>Land Area</b>	1.12 hectare
<b>Including</b>	Courtyard Deck Fully Fenced Solar Panels

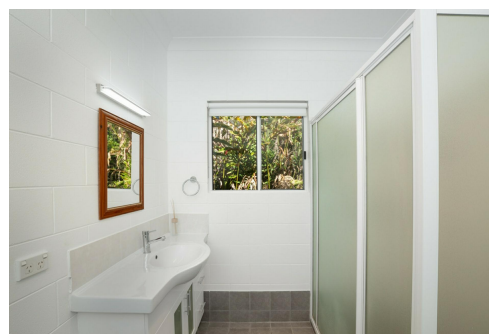
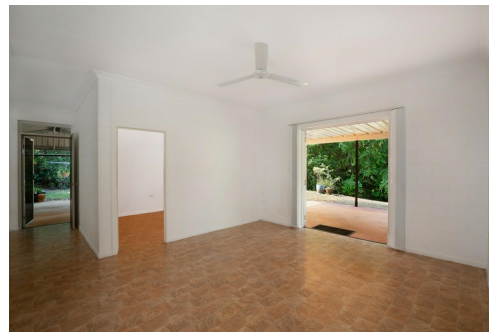
**Alex Payne 0409 328 153**

Property Sales Consultant | alex@ljhatherton.com

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

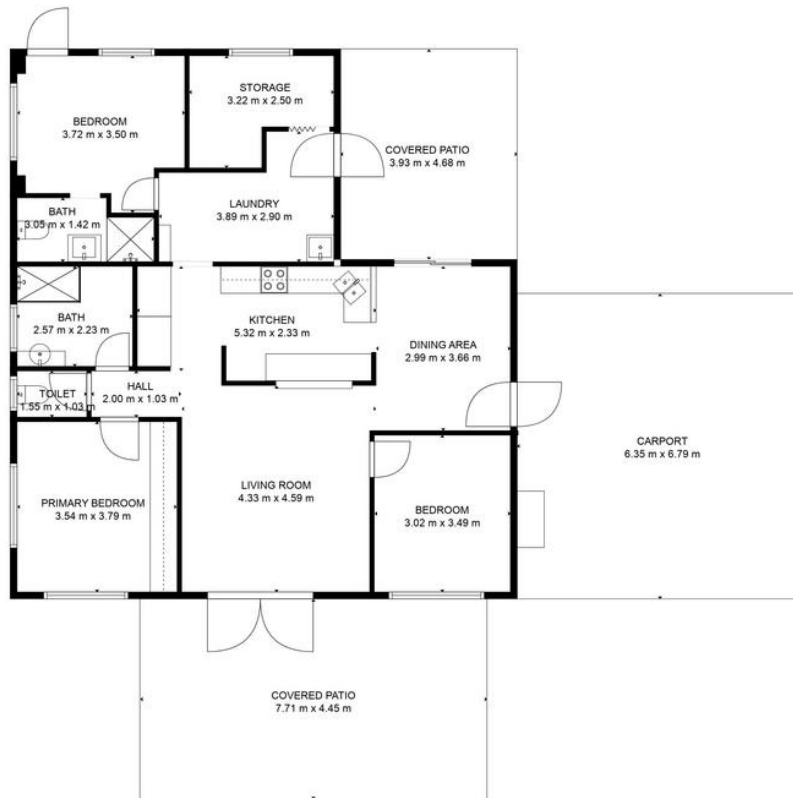
45 James Street, MALANDA QLD 4885

malanda.ljhooker.com.au | malanda@ljhmalanda.com



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

**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.



**TOTAL: 106 m<sup>2</sup>**

FLOOR 1: 106 m<sup>2</sup>

EXCLUDED AREAS: STORAGE: 7 m<sup>2</sup>, COVERED PATIO: 52 m<sup>2</sup>, CARPORT: 43 m<sup>2</sup>

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

 LJ Hooker