

3 Kimmins Close, Tolga

A rare offering in tightly held Rangeview

"Welcome to an exceptional, affordable acreage opportunity where peace and quiet meets solid, lasting quality."

Positioned in one of Tolga's most tightly-held and peaceful neighbourhoods on an expansive, usable 4,001m² parcel of land, the home delivers the ultimate balance of space, privacy, and modern convenience, all within a welcoming country setting.

The Home: Solid, Comfortable, & Efficient

Designed for enduring comfort and low-maintenance living, the home combines robust structural integrity with thoughtful everyday features:

- **Robust Clay Brick Construction:** Built to stand the test of time, the solid clay brick exterior provides excellent thermal mass, keeping the interior cool in summer and warm in winter while ensuring low ongoing maintenance.
- **Family-Focused Layout:** Offering 3 bedrooms and 2 well-appointed bathrooms, the interior layout maximizes natural light, ventilation, and effortless family flow. Central Kitchen & Fire place.
- **Energy Independence:** Fully equipped with a solar power system, helping you significantly slash household energy costs while embracing sustainable living.

3 2 1

FOR SALE

Buyers \$780,000 - \$850,000

VIEW

Wed 14th Oct @ 5:00PM - 5:30PM

AGENCY

LJ Hooker Atherton
(07) 4091 3144

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.



- **Complete Security:** Fitted with Crimsafe security screens throughout, allowing you to enjoy cooling cross-breezes and absolute peace of mind.

Grounds, Gardens, & Outbuildings

Step outside and discover a private sanctuary designed for relaxation, hobbies, and outdoor entertaining:

- " **Abundant Fruit Orchard:** The sprawling 4,001m² block features an established collection of exotic fruit trees, transforming your backyard into a private, productive horticultural haven.
- **Shed:** A standout feature for tradespeople, hobbyists, or those needing secure storage, the substantial shed provides ample room for vehicles, a workshop, or equipment.
- **Expansive Space to Move:** With approximately one acre of flat, usable land, there is boundless potential to add a pool, construct custom outdoor entertainment zones, or let children and pets play safely.

Location & Lifestyle

Tolga is celebrated for its warm community atmosphere, rich volcanic soils, and exceptional convenience. Situated in a whisper-quiet pocket, 3 Kimmins Road places you far enough from the hustle and bustle to enjoy true peace, yet close to local shops, schools, and the wider Atherton Tablelands amenities.

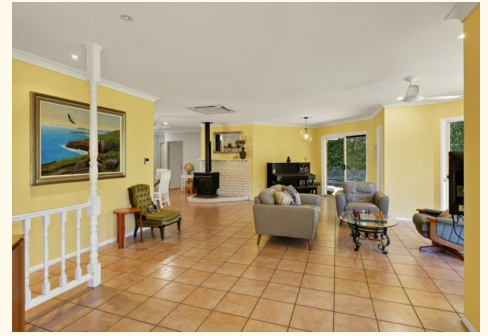
Contact Tarren today to arrange your private showing.

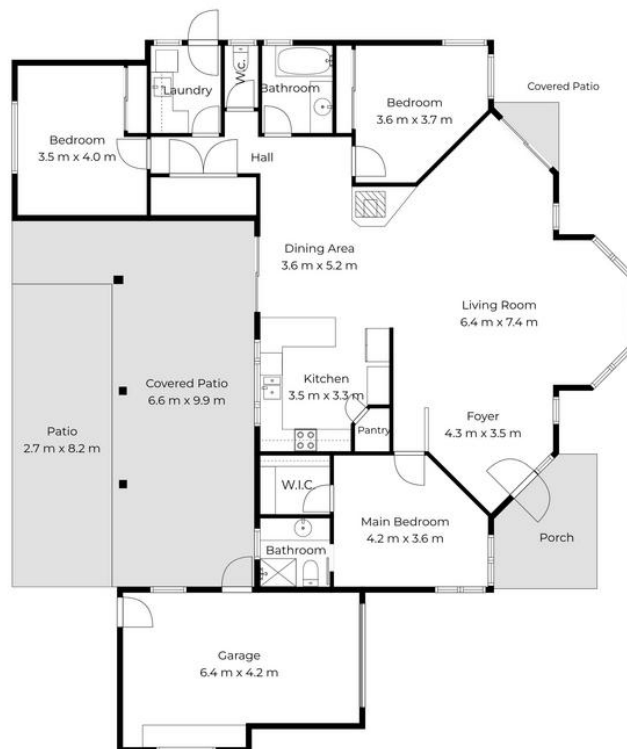
MORE DETAILS

Property ID	T5SF1S
Property Type	House
Land Area	4001 m2

LJ Hooker Atherton (07) 4091 3144

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

3 Kimmins Close Queensland