



18 Gunyah Street, Toogoolawah

A Home Full of Character, Space and Country Charm

Some homes have a warmth and personality that simply cannot be replicated, and this beautifully presented character home is one of them. Set on an 809sqm corner block with established trees wrapping around the property, this inviting residence offers a wonderful blend of timeless character, comfortable living and plenty of space for the whole family to enjoy.

From the moment you step through the front door, you are welcomed by a beautiful formal entry and sitting room, surrounded by timber windows featuring frosted bubble glass. French doors open through to the generous lounge room, where high ceilings, polished timber floors and a wood heater create a warm and welcoming atmosphere. The home effortlessly combines its original charm with modern comforts, making it a place that feels both practical and special.

At the heart of the home, the separate kitchen offers plenty of bench space, storage, dishwasher and electric cooking, with the adjoining dining room providing the perfect space for family meals and entertaining. Bifold doors open directly onto the back deck, creating an easy connection between indoor and outdoor living. From here, timber steps lead down to a paved entertaining area surrounded by

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FOR SALE
Offers Over \$650,000

VIEW
By Appointment

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established trees, providing a private and shaded setting to enjoy the backyard.

Features buyers will love:

- A large lounge room featuring a wood fireplace, ceiling fan, air conditioning and beautiful timber casement windows
- Separate kitchen with dishwasher and electric cooking
- Dining room opening seamlessly through bifold doors onto the rear deck
- Character filled interiors with timber flooring, VJ walls and impressive 3.2 metre high ceilings
- Formal front entry/sunroom/sitting room with wraparound timber windows
- Three spacious bedrooms
- Master bedroom with built-in storage, ceiling fan and air conditioning
- 3rd bedroom with air conditioning
- Modern central bathroom with a large walk-in shower, rain shower head and double basin vanity
- Separate toilet
- Separate laundry and storage room adjoining the house
- Fully fenced backyard surrounded by established trees
- Paved outdoor entertaining area overlooking the backyard
- Double carport with a brand new remote control roller door
- 6.5kW solar system with battery storage
- Electric hot water system
- Two rainwater storage tanks
- Town water and sewerage
- Corner block with two street access points

Council Land Rates: \$890.75 per half year (approximately)

Water Rates: \$522.00 + water consumption per half year (approximately)

Potential rental income: \$530 – \$570 per week

Conveniently located, Toogoolawah is just 20 minutes to Esk, 35 minutes to Kilcoy, approximately 1 hour to Ipswich, 1 hour 20 minutes to Toowoomba, 2 hours to Brisbane and the Gold Coast.

With its generous living spaces, beautiful character features and thoughtful updates, this is a home that offers more than just a place to live. Whether you're looking for room for the family, a peaceful backyard to enjoy or a property with genuine charm and personality, this home is ready to welcome its next chapter.

A character home with heart, space and plenty to love, this is one that deserves to be explored.

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MORE DETAILS

Property ID A17HES
Property Type House
Land Area 809 m2
Including Air Conditioning
 Toilets (1)
 Fire Place
 Dishwasher
 Floorboards
 Built-in-Robes
 Fully Fenced
 Remote Garage
 Solar Panels
 Water Tank

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