







Toogoolawah, 21 Abbotsford Street

The Country Cottage – A Perfect Country Home

Situated on an 890m² corner block in the heart of the picturesque Toogoolawah township, this charming timber cottage offers the ideal country escape. Just a short stroll to the town's main centre and the Brisbane Valley Rail Trail, it's a wonderful base to explore the local area.

Toogoolawah is a welcoming community offering a relaxed, country lifestyle. Whether you're looking for a weekend getaway or a tranquil retreat, this cottage is the perfect opportunity to enjoy country living at its best.

Property Features:

Quiet, sought-after corner position with close proximity to Toogoolawah's amenities and scenic Brisbane Valley Rail Trail.

Traditional timber design featuring stunning timber floors, high ceilings and a sweet east facing veranda – perfect for morning coffees or relaxing in the evening.





For Sale Please Call

View

ljhooker.com.au/9HTHES

Contact

Helen Gauld 0417 782 673 helen.esk@ljhooker.com.au

Paris Granzien

0418 368 455 paris.esk@ljhooker.com.au

LJ Hooker Esk | Toogoolawah (07) 5424 2222

Open plan lounge and dining with air conditioning for year round comfort.

Country style kitchen overlooking the dining room.

Spacious master bedroom with air conditioning and a second bedroom with its own private

Beautifully designed bathroom with a clawfoot bath, shower and toilet.

Rear open patio with views of the expansive yard, showcasing mature trees, sprawling lawns and a lovely garden space.

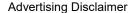
Ample room for a garage, pool or caravan space (subject to council approval).

Fully fenced property with all town services connected for convenience.

Council Rate: \$719.31 per half-year (approximately)

Water Rate: \$469.98 + water consumption per half-year (approximately)

Potential rental income: \$400 – \$420 per week



LJ Hooker Esk | Toogoolawah, its directors, agents, employees, officers and those otherwise associated with maintaining, updating and preparing information on this website have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.







More About this Property

Property ID	9HTHES
Property Type	House
Land Area	890 m2
Including	Air Conditioning Toilets (3) Deck Floorboards Fully Fenced

Helen Gauld 0417 782 673

Principal | Sales | helen.esk@ljhooker.com.au

Paris Granzien 0418 368 455

Business Owner & Property Manager | paris.esk@ljhooker.com.au

LJ Hooker Esk | Toogoolawah (07) 5424 2222

221 Ipswich Street, ESK QLD 4312

esk.ljhooker.com.au | esk@ljhooker.com.au

