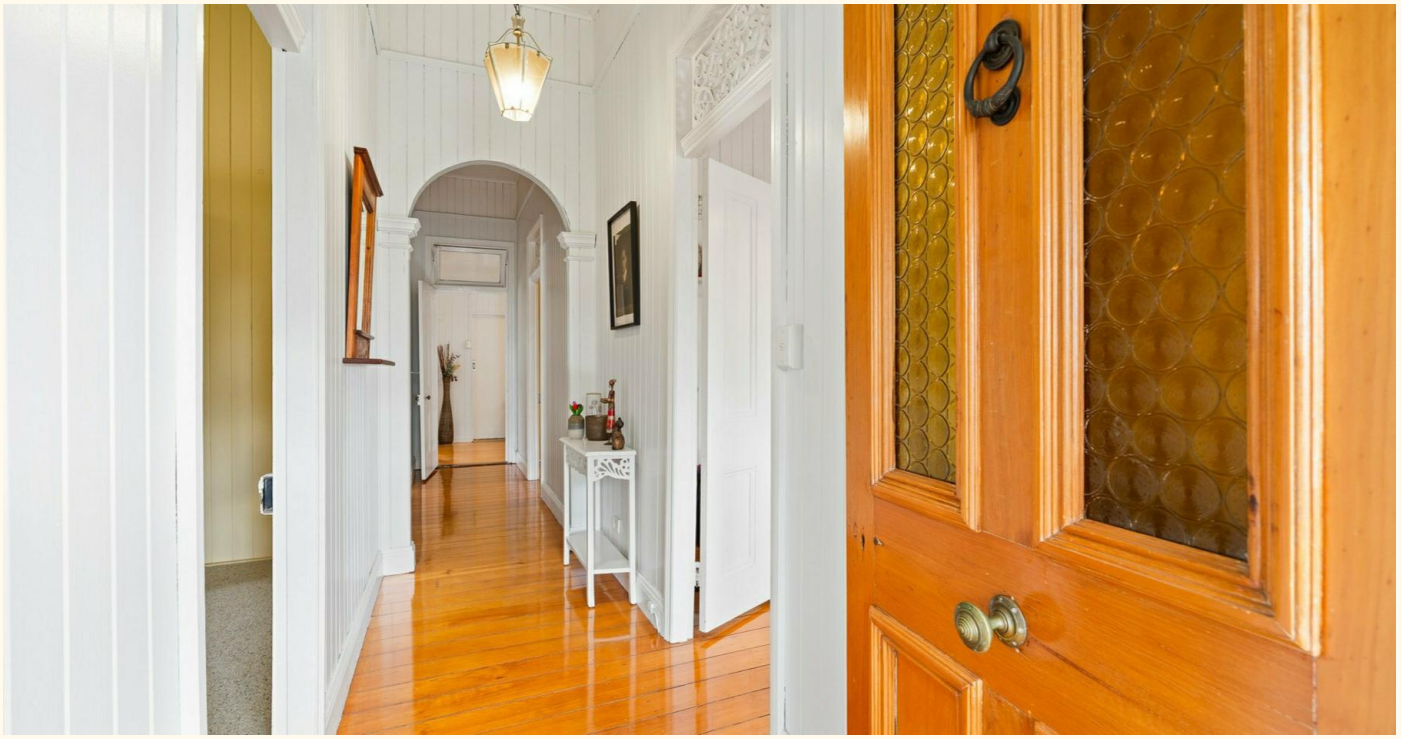








25 Abbotsford Street, Toogoolawah

There's More to This Home Than Meets the Eye

Positioned in an elevated location, this substantial two storey family home offers space, versatility and country lifestyle convenience right in the heart of Toogoolawah.

Designed to accommodate growing families and those who love to entertain, the home provides multiple living spaces across two levels, generous accommodation, and excellent vehicle and storage options.

The lower level features a double remote control garage, a spacious rumpus room with front entry access, and a versatile studio with separate office or entry room, making it ideal for a home business, creative space, guest accommodation, or teenagers retreat. A separate toilet on this level adds further convenience.

Upstairs, the home opens to a welcoming and spacious living environment, featuring three large bedrooms, a formal lounge and dining room, a generous multi purpose room and a study nook. The well appointed kitchen forms the heart of the home and flows seamlessly into the meals area before extending out to the expansive rear entertaining deck.

3 1 1

FOR SALE
Offers Over $920,000

VIEW
By Appointment

AGENTS
Leanne Tinney
0417 747 608
leanne.tinney@ljhooker.com.au

AGENCY
LJ Hooker Esk | Toogoolawah
(07) 5424 2222

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Rich polished timber floors, traditional VJ walls, and high ceilings create warmth and character throughout, while the large insulated rear deck provides the perfect setting to relax, entertain guests and enjoy views over the backyard and surrounding countryside.

Offering side access with room for a boat, caravan, or additional vehicles, this property combines practicality with lifestyle in one of the Brisbane Valley's most desirable country communities.

Conveniently located within walking distance of the local primary school and only 500 metres from Toogoolawah's main street, you will enjoy easy access to shops, cafes, medical services, and every day amenities. The renowned Brisbane Valley Rail Trail is also just 500 metres away, providing endless opportunities for walking, cycling and outdoor recreation.

Experience country living at its finest while enjoying the convenience of town amenities right at your doorstep.

Key Features:
Elevated position with rural views
Spacious two-storey family home
Double remote garage with internal access
Large rumpus room with its own front entrance
Separate studio with adjoining office or reception room
Additional toilet on the lower level
Three generous bedrooms
Formal lounge and dining rooms
3.4m x 5m multipurpose room
Open plan kitchen and meals area
Well appointed kitchen featuring stone benchtops, ample drawer storage, a large pantry, oversized fridge space, electric cooktop, wall oven, dishwasher and dedicated microwave space
Spacious family bathroom with toilet
Separate laundry
Polished timber floors throughout the living areas
Tiled kitchen and dining area
Character VJ walls and high ceilings
Expansive covered rear entertaining deck with insulated roof
Side access with plenty of room for a boat, caravan or trailer

Enjoy a convenient location within walking distance of the local primary school and just 500 metres from Toogoolawah's town centre. With the IGA, cafes, medical services, local shops and the Brisbane Valley Rail Trail all close by, you'll enjoy the ease of everyday living and the relaxed Brisbane Valley lifestyle.

Advertising Disclaimer
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MORE DETAILS

Property ID	9Y6HES
Property Type	House
Land Area	736 m2
Including	Air Conditioning
	Toilets (2)
	Fire Place
	Deck
	Dishwasher
	Outdoor Entertaining
	Fully Fenced
	Remote Garage
	Water Tank

Leanne Tinney 0417 747 608
Sales | leanne.tinney@ljhooker.com.au

LJ Hooker Esk | Toogoolawah (07) 5424 2222
221 Ipswich Street, ESK QLD 4312
esk.ljhooker.com.au | esk@ljhooker.com.au











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