



25 Abbotsford Street, Toogoolawah

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## Elevated Family Living with Scenic Rural Views in the Heart of Toogoolawah

Positioned in an elevated location capturing picturesque rural views, 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 zones 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 chef's kitchen forms the heart of the home and flows seamlessly into the meals area before extending out to the expansive

**FOR SALE**  
Offers Over \$970,000

**VIEW**  
By Appointment

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rear entertaining deck.

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 everyday 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 scenic rural views
- Spacious two storey family home
- Double remote control garage accommodation
- Large rumpus room with separate front entry
- Studio with separate office/entry room
- Separate toilet on lower level
- Three generous bedrooms
- Formal lounge and dining rooms
- 3.4m x 5m multi purpose room
- Study nook
- Combined kitchen and meals area
- Spacious chef's kitchen with:
  - Ample drawer storage
  - Large pantry
  - Large fridge space
  - Stone benchtops
  - Electric cooktop
  - Wall oven
  - Dishwasher
  - Dedicated microwave space
- Large family bathroom with toilet
- Separate laundry
- Polished timber floors throughout living areas
- Tiled kitchen and meals area
- Character VJ walls and high ceilings
- Expansive rear entertaining deck with insulated roof
- Side access suitable for boat, caravan, or trailer storage

- Walking distance to local primary school
- Approximately 500m to Toogoolawah town centre
- Close to IGA, Mitre 10, hotel, bottle shop, cafes, pharmacy, medical centres, solicitor, hairdressers, and newsagent
- Approximately 500m to the Brisbane Valley Rail Trail
- Enjoy the relaxed Brisbane Valley country 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

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