






7114 Brisbane Valley Highway, Toogoolawah

## Escape to the Countryside with Town Convenience: Your Dream Acreage Awaits at 7114 Brisbane Valley Highway, Toogoolawah

Experience the best of both worlds with this exceptional 5,845 sqm corner allotment offering an impressive 110m of Brisbane Valley Highway frontage. Imagine country living with all the conveniences of town right at your fingertips, with plenty of room for your beloved horse!

This charming brick home boasts four bedrooms, three with built in wardrobes, providing ample space for the whole family. An enclosed outdoor entertainment area is perfect for year round gatherings and relaxation. A unique feature of this property is the versatile fourth bedroom space, complete with its own access, separate bathroom and kitchenette, which is ideal for guests, extended family, or even a potential home office.

The main bathroom features a shower over the bath and a separate toilet for added convenience. The heart of the home is the open plan kitchen, dining, and lounge area, which creates a bright and

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**FOR SALE**  
Offers Over \$1,200,000

**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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 **LJ Hooker**

welcoming space for everyday living. The kitchen offers a double door pantry, providing plenty of storage for all of your culinary needs.

Outside, the property is fully fenced with secure 6 foot chain wire fencing, ensuring peace of mind for children and pets. A handy 7m x 3m shed provides additional storage. You will appreciate the sustainability features of this property, with both a bore and a rainwater storage tank.

Location is key, and this property delivers! The popular Brisbane Valley Rail Trail is just 500 metres away, perfect for cycling, walking, and horse riding enthusiasts. Toogoolawah State Primary School is within easy walking distance, and the State High School is just 2km away via a convenient walking path.

Toogoolawah township offers a vibrant community with an array of amenities, including medical centres, a pharmacy, a grocery store, a Mitre 10 hardware store, hotels, cafes, mechanical and tyre shops, produce stores, a library, solicitors, a community gym, a pool, tennis courts, a bowls club, a golf club, and much more.

This is more than just a property; it's a lifestyle. Don't miss this opportunity to secure your slice of country paradise with all the modern conveniences that you desire.

#### Key Features:

- Exceptional 5,845 sqm corner allotment
- 110m Brisbane Valley Highway frontage
- 4 bedrooms (3 built in wardrobes)
- Enclosed outdoor entertainment space
- 4th bedroom space with separate bathroom and kitchenette
- Main bathroom with shower over bath and separate toilet
- Open plan kitchen, dining, and lounge room
- Kitchen with double door pantry
- Split system air conditioning in living area
- 2KW solar electricity system
- Bore and rainwater storage tank
- 7m x 3m shed
- Fully fenced with 6 foot chain wire fencing
- 500m to Brisbane Valley Rail Trail
- Walking distance to Toogoolawah State Primary School
- 2km to State High School via a walking path
- Close proximity to Toogoolawah township amenities

Inspect this remarkable property today and start living your dream!

#### Advertising Disclaimer

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## MORE DETAILS

Property ID 9N8HES  
Property Type House  
Land Area 5845 m2  
Including Air Conditioning  
Toilets (2)  
Balcony  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Solar Panels  
Water Tank

**Leanne Tinney 0417 747 608**

Sales | [leanne.tinney@ljhooker.com.au](mailto:leanne.tinney@ljhooker.com.au)

**LJ Hooker Esk | Toogoolawah (07) 5424 2222**

221 Ipswich Street, ESK QLD 4312

[esk.ljhooker.com.au](http://esk.ljhooker.com.au) | [esk@ljhooker.com.au](mailto:esk@ljhooker.com.au)



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