

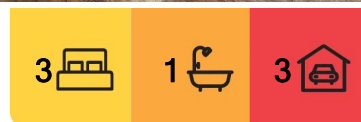
## Yarraman, 2 Rosalie Drive

On top of Yarraman township

This charming low-set brick and tile home is nestled on an elevated 2.16 acre block in a peaceful cul-de-sac, offering spectacular rural views and overlooking the Yarraman township. The property features three spacious bedrooms, two of which come with built-in robes, as well as a dedicated office space and a cozy rumpus room, perfect for family gatherings or entertaining guests.

The home includes a well appointed bathroom complete with both a shower and a bath, a separate toilet, and a laundry with convenient outside access. The kitchen is functional and efficient, featuring a three-door pantry and an electric stove, making meal preparation a breeze.

For year round comfort, the home is equipped with a split system air conditioning unit and an electric hot water system. Water needs are easily met with two rainwater storage tanks in addition to town water supply.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/9ENHES](http://ljhooker.com.au/9ENHES)

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



Outside, you'll find a spacious 3-bay Colorbond shed that includes roller doors and is powered, providing ample storage or workspace options. The established gardens and trees create a serene atmosphere, while the dog wire fencing ensures a safe environment for pets and children to roam freely.

This property combines comfortable living with the beauty of nature and is sure to appeal to those seeking a peaceful rural lifestyle. Schedule a viewing today to explore all this home has to offer!

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More About this Property

Property ID	9ENHES
Property Type	House
Land Area	8751 m²
Including	Study Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced Water Tank Ceiling Fans

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2 Rosalie Drive, YARRAMAN



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements and m2 are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source. LJ Hooker



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