



19 Kaboon St, Yelarbon

## RESTORED QUEENSLANDER

Freshly Renovated Country Charm in the Heart of Yelarbon  
Escape the hustle and embrace the relaxed pace of small-town living with this freshly renovated 3-bedroom home, perfectly positioned in the welcoming rural community of Yelarbon.

Move-in ready and full of charm, this comfortable home features three bedrooms, 1.5 bathrooms (with the second toilet conveniently located on the opposite side of the house), and is fully screened throughout for year-round comfort.

Designed with Queensland living in mind, split-system air conditioning keeps the lounge room, master bedroom, and second bedroom comfortable in every season, while ceiling fans in the lounge, master bedroom, third bedroom, and on the rear deck provide plenty of airflow.

Set on a generous 2,024m<sup>2</sup>; fully fenced block, there's ample space for kids and pets to play, establish a veggie garden, or simply soak up the peace and quiet of country life. Outside, you'll find a double garage, a shipping container for extra storage, and a welcoming covered rear deck—the perfect spot to enjoy your morning coffee or unwind in the afternoon while taking in the fresh country air.

3 1 2

**FOR SALE**  
\$479,000

**VIEW**  
Sat 11th Jul @ 10:00AM - 10:45AM

### AGENTS

Paul Leahy  
0418 794 684  
paul.leahy@ljhooker.com.au

### AGENCY

LJ Hooker Goondiwindi  
(07) 4573 8802

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Whether you're searching for your first home, a peaceful country escape, or an investment in a friendly rural community, this charming Yelarbon property offers comfort, space, and the relaxed lifestyle that makes small-town living so special.

Yelarbon has a Primary School, bus service to Goondiwindi Schools, Post Office, Service Station, a friendly Pub, Silo Art, Caravan Park and a Police Station. A quiet little town situated halfway between Goondiwindi and Inglewood, on the Cunningham Highway. A great town to raise a family or for a tree change and enjoy retirement. Affordable living at it's best.

Contact LJ Hooker Goondiwindi on 07 45738802 to arrange your private inspection or come along to an Open Home.

## MORE DETAILS

Property ID	316HUU
Property Type	House
Land Area	2024 m2
Including	Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Workshop Secure Parking Fully Fenced Water Tank

**Paul Leahy 0418 794 684**

Principal | paul.leahy@ljhooker.com.au

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4/18 McLean Street, GOONDIWINDI QLD 4390

goondiwindi.ljhooker.com.au | goondiwindi@ljhooker.com.au

