







23 Lagoon St, Yelarbon

CLASSIC QUEENSLANDER OVERLOOKING THE LAGOON

LJ Hooker Goondiwindi are pleased to present this beautiful Queenslander home for sale.
Masterly built from locally milled timber, the stately grandeur of the home is elegant & sophisticated but not pretentious.
Situated on a fully fenced 1012m2 allotment overlooking the "Yelarbon Lagoon Park". This executive home is certainly the largest and most majestic residence in Yelarbon.
The prominent exterior staircase leads to the wrap around verandah and into the massive lounge room and formal dining area. Polished timber floors throughout and timber lined ceilings are a feature in the lounge room and kitchen.

The home has evaporative air-conditioning throughout, ceiling fans, split system in the lounge room and a wood fire to keep the home cosy during the winter months.

A well appointed kitchen with timber bench tops, gas cooktop, electric oven, dishwasher, pantry and plenty of bench and cupboard space. Upstairs there are 2 bedrooms, main with walk-in robe, the second bedroom has a free standing wardrobe and the third has built-in cabinetry for an office or could be used as the 3rd bedroom. The

4 1 3

FOR SALE
Please Call

AGENTS

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

Darcey Tait
0436 279 658
Darcey.Tait@ljhooker.com.au

AGENCY

LJ Hooker Goondiwindi
(07) 4573 8802

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

master crafted bathroom has a timber topped vanity, cupboards and draws, a shower with both a rain head and hand held shower for flexibility and a fully restored 150 year old vintage claw foot bathtub, Toilet is seperate for convenience.

Downstairs there is another bedroom, dining room, kitchenette, toilet and laundry. Entertaining will be a breeze with the downstairs rumpus area, 16m x 11m, large enough to accommodate the biggest of parties. Plenty of room for the pool table, spa, etc; with added bonus of a 15 amp powerpoint, a built-in bar for family and friends to enjoy. Plenty of room outside for the BBQ with another under cover area.

There is an electric hoist set up to winch fire wood up to the top verandah and a stair chair for access on the side steps if needed. High carport for the caravan and 2 cars, a powered workshop including a 15 amp powerpoint, with concrete floor and good bench space, a tool shed, 2 water tanks with pressure pump for the lawns and garden and a chook pen.
An electric gate for access is a great security feature as well as another side entry gate to the back yard.

Yelarbon has a Primary school, bus service to Goondiwindi schools, Post Office, Service station, a great Pub and a Police Station. A quiet town to raise a family or even retire. This property offers so much house for so little money.
Situated 51 kms east of Goondiwindi and 47 kms west of Inglewood on the Cunningham Highway.

Contact LJ Hooker Goondiwindi on 07 45738802 to arrange your private inspection











MORE DETAILS

Property ID	314HUJ
Property Type	House
Land Area	1012 m2
Including	Study
	Air Conditioning
	Evaporative Cooling
	Toilets (2)
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

Paul Leahy 0418 794 684
Principal | paul.leahy@ljhooker.com.au
Darcey Tait 0436 279 658
Property Management and Sales | Darcey.Tait@ljhooker.com.au

LJ Hooker Goondiwindi (07) 4573 8802
4/18 McLean Street, GOONDIWINDI QLD 4390
goondiwindi.ljhooker.com.au | goondiwindi@ljhooker.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker