

## Yetman, 31-33 Warialda St

BIG HOME AT YETMAN ON A LARGE 2144 M2 ALLOTMENT....REDUCED TO SELL!

High set 4 bedroom 2 bathroom home situated in the great little town of Yetman which sits on the banks of the Macintyre River.

Kitchen features a 900mm stove with gas cooktop, range hood, dishwasher and walk-in pantry.

Lounge room has a wood heater, split system and ceiling fan.

Large bedrooms with ceiling fans and 2 have air-conditioning, main with built-in wardrobes.

Big east facing deck, perfect for the morning coffee and very shady for the evening BBQ and a few cold drinks.

Down stairs laundry and store room. Under the home has good clearance and this serves as a great entertaining area.

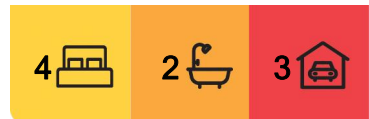
Second shower and toilet below the house for convenience.

Submersible bore for the garden, solar system to help reduce the ever increasing power



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2UUHJJ](http://ljhooker.com.au/2UUHJJ)

**Contact**  
**Paul Leahy**  
0418 794 684  
[paul.leahy@ljhooker.com.au](mailto:paul.leahy@ljhooker.com.au)  
**Jane Rampling**  
0436 279 658  
[jane.rampling@ljhooker.com.au](mailto:jane.rampling@ljhooker.com.au)

**LJ Hooker Goondiwindi**  
**(07) 4573 8802**

bills.

Garage and single carport for the cars.

All this and more on a fully fenced 2144 m2 block, just across the road from the Store and Post Office. Short walk to the Cod Fish Hotel. Great fishing in the river and a great little town to call home.

Vacant possession.

Contact Jane on 0436 279658 or LJ Hooker Goondiwindi office on 07 45738802

## More About this Property

<b>Property ID</b>	2UUHUUJ
<b>Property Type</b>	House
<b>Land Area</b>	2144 m2
<b>Including</b>	Air Conditioning Evaporative Cooling Toilets (2) Deck Outdoor Entertaining Workshop Fully Fenced Solar Panels Water Tank

**Paul Leahy 0418 794 684**

Principal | paul.leahy@ljhooker.com.au

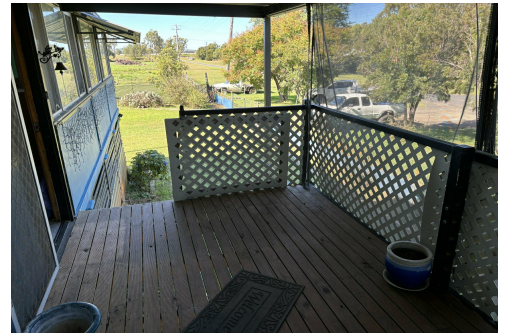
**Jane Rampling 0436 279 658**

Property Investment Manager | jane.rampling@ljhooker.com.au

**LJ Hooker Goondiwindi (07) 4573 8802**

4/18 McLean Street, GOONDIWINDI QLD 4390

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



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