



Roma, 302 Gerhardts Lane

"Sleepy Meadows" - Embrace the Country Lifestyle

Nestled in the serene countryside, just a picturesque 15-minute drive from Roma, "Sleepy Meadows" beckons with its idyllic charm and abundant space. This private lifestyle block is tailor-made for those seeking the rural living lifestyle.

Key Features:

- > **Charming Residence:** Discover a character-filled home featuring 4 bedrooms, 2 bathrooms & office space. Embracing its rustic charm, the residence offers a cozy ambiance for relaxed living.
- > **Modern Upgrades:** A partial renovation has enhanced the home's appeal, introducing a modern kitchen, dining area, bathroom, and laundry facilities. Step out onto the L-shaped verandah to soak in panoramic rural vistas, a perfect spot for unwinding or entertaining.
- > **Additional Infrastructure:** Designed with horse lovers in mind, the property is complete



LAND 160 acre

For Sale
Please Call

Contact
Andrew Busiko
0427 622 783
ruralsales.roma@ljhooker.com.au



LJ Hooker Roma
(07) 4622 1222

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with a 3-bay steel-framed stable featuring a convenient wash-down pad. A double bay high clearance shed with power and additional amenities include a garden shed, round yard and Pig Enclosure.

> Expansive Land: Spread across 160 acres Freehold property, the block is divided into 3 paddocks, offering ample space for grazing and leisure. Watered by 2 large dams and access to creek water, fencing is of good quality 4-6 Barbed boundary & internal.

> Country Description: Undulating self-mulching loamy Black soils, Predominantly Buffel pastures with mixed natural grasses. Timbered in a Brigalow, Belah & Box area. PMAV showing entire property is zoned as category X.

Don't miss this opportunity to seize the country lifestyle at "Sleepy Meadows". Schedule your private viewing today with Andrew Busiko and make your rural dream a reality!

Contact Andrew on 0427 622 783 or ruralsales.roma@ljhooker.com.au

More About this Property

Property ID	BNEHG2
Property Type	Lifestyle
Land Area	160 acre
Including	Toilets (2)

Andrew Busiko 0427 622 783
Rural Sales Agent | ruralsales.roma@ljhooker.com.au

LJ Hooker Roma (07) 4622 1222
74 McDowall Street, ROMA QLD 4455
roma.ljhooker.com.au | roma@ljhooker.com.au



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