



40 Sugarloaf Road, Stanthorpe



Excellent Family Home - Over 3 Acres

Exceptionally well presented and maintained brick home located just on the outskirts of Stanthorpe and set on a 3 and a half acre allotment providing a peaceful, private setting.

Spacious four bedroom brick home, 2 separate living areas, one with a very neat sunken lounge, separate dining area, huge kitchen, office and designed for outdoor living with almost full length open front verandah and covered outdoor area at the rear of the home.

Kitchen is an exceptionally large room, perfect for family gatherings and recently refurbished with an abundance of bench and storage space, all electric appliances, dishwasher and plenty of natural light from the large North facing window.

Bedrooms are well sized with the main bedroom having an ensuite that has had a recent, high quality renovation, main bathroom is another large room with oversize shower cubicle, separate bath and twin sink vanity all in excellent condition.

Living rooms in this home are, as expected, quite sizable with the main lounge room opening out to the outdoor entertainment area that offers a rural setting while wood heating and reverse cycle air conditioning keep the home at a comfortable temperature year round.

Set on a 1.455 Hectare (3 1/2 Acres) allotment, half cleared with the remainder natural bush with plenty of native wildlife and birds. Single car garage under roof along with an approx 10m x 12m steel framed shed with

4 2 5 1.46ha

Price	\$985,000
Property Type	Residential
Property ID	833
Land Area	1.46 ha

Agent Details

Bruce Green - 0417 644 518

Office Details

Stanthorpe
63a Maryland Street Stanthorpe
QLD 4380 Australia
0417 644 518



extra height, perfect for the caravan. Water is supplied by 3 rainwater tanks with a capacity of roughly 75,000 litres, home has been recently re-roofed and additional solar power keeps the electricity bills down.

Very tidy, well kept and constructed home with all paint, floor coverings and fixtures in excellent condition and only a short drive to all town facilities. Priced at \$985,000. For all enquiries and inspections please contact Bruce Green - 0417 644 518.

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