

Sold

22 Hume St, Boonah



**SOLD**

Pretty as a Picture!

Look forward to a comforting new routine in the bespoke town of Boonah.

Your friends will be envious of your daily decision of whether to enjoy your morning coffee basking in the glory of the vista with the mesmerising windmill across the way or to be greeted by the warm smiles and pleasant conversations of the welcoming locals at the coffee spots.

There is a space for every mood in this beautifully renovated Queenslander and grounds, whether it's cooking up a storm in the stunning, spacious country kitchen, sitting under the breath-taking, grand old Poinciana tree in the backyard or generous internal spaces and front verandas or rear deck options.

Downstairs has provision for two car's but more importantly, great workshop/ studio/ creative space which is a must, because you'll be looking for any excuse to go to the cavernously large, extremely well stocked and priced Mitre 10 very close by.

Upstairs has 3 generously proportioned bedrooms plus sleepout are light and airy. Large Living area with polished wooden floors throughout and

3 1 3 787 m2

**Price** SOLD for \$470,000

**Property Type** Residential

**Property ID** 409

**Land Area** 787 m2

### AGENT DETAILS

Sam Spedding - 0421750754

### OFFICE DETAILS

Local Property Team

1300 040 728

PROPERTY TEAM

separate dining area and sleepout

A very short drive, greatly expands a myriad of possible activities at Wyaralong Dam that has boating, hiking, fishing and picnicking or horse riding at the Western Trail head and mountain bike riding along the 25 kilometre shoreline trail.

Any perfect day, can be capped off with a well deserved sparkling glass of wine at the Spanish inspired, waterfront local winery.

This pretty as a picture classic Queenslander boasts a myriad of features including, but not limited to:

- 3 bedrooms + Sleepout
- Renovated Country kitchen
- Separate Dining
- Renovated Bathroom
- 11ft High Ceilings,
- Polished Timber Floors & VJ's,
- Decorative Fretwork & Original Windows
- Spacious polished timber deck
- 2 car accommodation
- Workshop underneath
- Air Conditioning & Ceiling Fans
- Secure Storage Area underneath
- Corner block with side street access to rear of the property
- 700m Walk to IGA, Mitre 10, Cafes, Restaurants & Services
- Land 787m2
- 30 mins to Beaudesert
- 30 mins to Ipswich

This exclusive opportunity to secure a beautiful residence in an enviable setting and exceptional location rarely become available. Enquire today to arrange an inspection!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*