

Sold







32 North Street, Dulacca



## - Town Function with Country Serenity -

Leave The Big Smoke and Taste some Freedom. Located on the Western Darling Downs is this Excellent All-Rounder. Complete with a Comfortable & Modern Hardiplank Home + A Extra Large Shed with Multiple Uses + a Spare/Extra Allotment. The 3/4 Acre property is situated on the Northern Side of Dulacca with Sweeping Unhindered Views across the Gentle Rolling Hills. No immediate neighbours creates a very Relaxed Way of Life - Peace & Quiet & Serenity. The 3 Bedroom Country Home sports a spacious Rear Deck which is a great place to take in a meal with friends & enjoy the Country Air. The Shed is Extra Large in all it's proportions & will satisfy most discerning Rural Buyers. The Multi-Function Shed could be used by a number of different people:- Truckers, Tradesmen, Retired Hobbyists, Grey Nomads, Car/ Motorcycle/Tractor

 3  1  5  3,138m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	994
Land Area	3,138 m <sup>2</sup>

### Agent Details

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Enthusiasts, or the Shed can take all of Dad's Toys plus some! Lastly, a Newly Fully Fenced Allotment at the Rear of the property, giving room for another House or Large Shed or other Enterprise. Take a Look at the Extensive List of Improvements & you won't be disappointed :- Semi-Lowset Design Home giving easier access for those that are elderly or mildly disabled. 3 - Three Good-Sized Bedrooms with the Main Bedroom having Reverse Cycle Air Conditioning. Comfortable Lounge Room with Reverse Cycle Air Conditioning+ a nicely fitted Warm & Cheery Wood Heater for those Memorable Cold Nights out on the Western Darling Downs. A Modern Country Kitchen with Breakfast Room plus 2 x Pantries & the convenience of a Dishwasher. Gas Stove fitted. Bathroom consists of both Shower Recess and separate Bath. Carpets & Vinyls throughout the home. Modern Aluminium Glass Windows & Insect Screens. Impressive Rear Deck - adjoins the Rear of The Home - Fully Covered with Metal Roofing 5.7M x 5.8M of Entertaining Area and with Uninhibited Views of The Darling Downs to the North-East. Disabled Ramp joins onto Rear Deck for easy access to Rear Sliding Aluminium Door with Security Screen. Tank Water connected to the home plus Town Water (untreated) connected to the Toilet. 3 x Large Water Tanks - Tank 1/. Concrete - 5000 Gallons or 22,730 Litres approximately Tank 2/. Red Poly - 2500 Gallons or 11,365 Litres approximately Tank 3/. Small Poly Tank - 1500 Gallons or 6819 Litres approximately. Electric Hot Water System. Septic Toilet System. Bitumen past the Door + Land-Line Telephone connection available + Mains Electricity connected. 2 Street Access - Bitumen @ Front + Unformed Side Road to the Rear Block for access. Newly Fenced Front Allotments X 2 plus New Fully Fenced Rear Allotment.. 3 X Separate Titles of Freehold Land - Total of 3,138 Sq.M. or just over 3/4 of an Acre - amalgamated for rates purposes. Note Well - The Vacant Allotment (separate title) could easily be used for another Legal Dwelling - bring Granddad & Grandma along! Town Water connected (untreated) for Outside Taps - Supplied by Western Downs Regional

Council - Dam water supplied during week + Bore water on Weekends. Some Established Gardens & Trees. 1 x Steel Carport accommodating 2 Cars Side by Side adjoining House - 6 Metres X 6 Metres Area; 1 x Wood Construction Out-Building - previously used as a Old Bunkhouse/ Shed/ Old Workshop with Power/Electricity connected; 1 X Multi-Function Extra Large Colourbond Shed with Electricity. Consisting of the following :-3 Bay Garage equipped with Roller Doors & Fully Concreted Area of 9 Metres Wide X 7 Metres Deep - Side Access Door - Power & Lighting connected; Extra Useful Carport/Trailer-port on Left Hand-side of Structure -Area of 3 Metres X 7 Metres can be used or Larger Area of 3 Metres X 13 Metres is able to be utilized if required; Spacious 2 Bay Machinery Shed is attached at the rear of the Shed Structure - 12 Metres Wide X 6 Metres Deep; Total Overall Measurement of the Complete Shed Structure is 12 Metres Wide X 13 Metres Deep.

Dulacca has a Modern Truckstop + LPO Post Office with Mail Boxes + Community Hall + Modernized Hotel + Police Station + Council Works Depot + Bush Fire Brigade + Primary School + 2 x Churches + Parkland & Surrounds + Coffee House. Dulacca is located 40 Kms West of Miles on the Main Warrego Highway. Chinchilla sits 88 Kms to the East of Dulacca. Roma sits 100 Kms to the West of Dulacca.

Miles has most Shopping Needs & Goods, including Modernized Post Office, Car Repair Workshops, Fuel Stations & Roadhouses, Engineering, Dunlop Tyre & Battery, Schools, Hotels, Police, Ambulance, Hospital & Medical Centre, Churches, Large IGA & Food Works, Modern Motels, Produce & Farm Equipment Stores, Mitre 10 Hardware, Chemist, Bank, Newsagent, Govt. Agency, Library, Heritage Museum, Sports Clubs & Race Track, Etc.

The Larger Country Towns of Chinchilla & Roma have many of the National Retail & Food Franchises + a Large Cross-Section of Retail & Small Industries + Car & Truck Sales +

Hospitals & Medical Centres, Etc.

If you want A Quiet Country Village to "Get Away from it All" & leave The City behind, then Dulacca Village is definitely one you need to Come & Visit.

Dulacca - The Big Country - Freedom Is Here - \$219,000 -  
ONO

For further information contact the Sales Agent/s on -

Leonie Wheeler 0428 199 930 or Alan Cornick 0418 792 888

Please Note: Prospective purchasers should satisfy themselves by inspection or further research as to the accuracy of the above details.

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.