



# Bartholomew & Co

Auctioneers, Real Estate & Livestock Agents



40 Berryman Circuit HOYA, QLD

4 2 2 4376 m2

## Price Reduced.....Value For Money Here.

A classy residence. Located on the "top of the hill" in the prestigious Boonah Ridge Estate this is a stand out property in arguably the premium address in Boonah. A massive low set brick home has a stand out kitchen with stone benches & walk through butlers pantry. There are 4 large b/rooms with the main having a big walk in robe and generous ensuite with separate toilet. A stand alone study/office will suit the "work from home operator". The family/dining/lounge area is very generous as well as there being a separate media/rumpus room. Laundry is big & a double lock up garage with remote controlled doors is attached. Living areas open to a good sized entertainment area with a timber floor & pull down blinds to retain the view while catering for the odd windy day. The home has quality tiles & carpets throughout & ducted air con & fans are in place for your comfort. Power bills will not be a shock as a solar system with 50 plus panels should keep you in credit. Three rain water tanks complement the town water & will keep water bills to a minimum. A large "American style" shed has a tall middle door to accommodate a van & a mezzanine floor for extra storage. The 4,376 m2 block has been extensively retained & being a corner block your privacy is assured.

**Price:** \$649,000 Negotiable

**Property Type:** House

**Rodney Stenzel**

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