



171 Kooroomba Drive MOUNT ALFORD, QLD

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## Possibly the premier rural address in the district.

Possibly the premier rural address in the district. Located next door to the award winning Kooroomba Vineyard & Restaurant is a very useful 40 acre grazing property. Taking advantage of the stunning views is a very unique two level home. The upper storey has a large modern kitchen, open plan living area with wood heater & air con, 2 built in bed rooms & bath room. The living area opens directly to a full length covered veranda which overlooks the entire property. The lower level features a massive bed room & a virtually fully self contained living area with bath room & toilet. This also has an external sitting area. The balance of the lower level comprises laundry, storage, & parking for a vehicle if needed. (Easily adaptable to extra living space if desired.) A two bay carport provides parking and front access to the house is almost ground level. A massive 6 bay c/bond shed is very well equipped & having separate defined areas. Sections are insulated. There is a shower & toilet plus wood heater. Three phase power & one room is wired to be computer friendly. This property has several small internal paddocks with dog proof fencing with the remainder being securely fenced into one large paddock. Stock water is provided from a dam while domestic water is well provided from a bank of poly rain water tanks. The home is well protected.

**Price:** \$750,000.00

**Property Type:** Rural

**Rodney Stenzel**

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