



# Bartholomew & Co

Auctioneers, Real Estate & Livestock Agents



168 Podlich Road Hoya, QLD

3 1 2 3.75 m2

## Rural Residential living at its best! - Available

Inspections are welcome, please enquire to organise a time.

Just shy of 4 acres in the sought after Hoya district, this package is one not to miss. A solid midset home has all the creature comforts you would expect; polished timber floors, beautiful kitchen with stone bench tops & dishwasher, 3 good size bedrooms, large sunroom/study, separate dining and wood heater in the lounge room. The jewel in the crown is the 7m x 7m Easterly facing verandah which provides a great entertaining space for all seasons. Extensive use of louvers capture any available breeze and allow for loads of natural light. An additional North facing sun deck is the perfect spot to enjoy a morning coffee in the cooler months and overlook the established gardens complete with an assortment of fruit trees. A handy single bay shed with awning, power connected, and 2 x 4400L rainwater tanks for the garden, gives good lockable storage or workshop space. For the house there are 3 x 20 000L water tanks. A large timber & iron shed for additional storage has a great built in chook pen and rainwater tanks connected. To help offset the rising cost of living a 10Kw three phase solar system is in place complete with 13.6 KWh battery. The power switches to

**Price:** \$850,000

**Property Type:** House

**Tony Moller**

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[www.bartholomew.com.au](http://www.bartholomew.com.au)

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168 Polich Rd, Hoya

3  | 1  | 3  | 216m<sup>2</sup> 



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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