

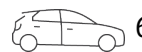
Peaceful Acreage Living - Just Minutes from Highfields!



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## 107 Evans Road, Kleinton

### Offers Over \$1.3 million

Nestled on a serene 5-acre block of mostly flat, cleared land, this property offers the perfect blend of space, lifestyle, and convenience – just 7 minutes from Highfields town centre and 25 minutes to Toowoomba CBD.

Whether you're dreaming of building your forever home or embracing the charm of the existing character-filled Queenslander, this property has something for everyone. The current home is north facing, featuring 4 spacious bedrooms, 2 bathrooms, and a classic verandah ideal for soaking up the countryside views.

With a mix of sheds and carports, there's secure accommodation for up to 6 vehicles – plus ample room for your horses, toys, or tools. This is the ultimate acreage lifestyle without compromising on location.

Room to move. Space to grow. A lifestyle to love – inspect today!

#### Other Features:

- Updated kitchen with double sink, dishwasher, electric oven, & Cooktop
- 4 Bedrooms (3 with reverse cycle Air conditioning) & master with ensuite

**Property ID:** L28881581

**Property Type:** House

**Building / Floor Area:** 142

**Garages:** 3

**Carports:** 3

**Land Area:** 5.0 acres

#### Scott Couper

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- Original VJ panelling throughout
- Solar hot water system
- Timber hoop pine flooring through the original parts of the house
- 11-foot ceilings
- Ceiling fans in all bedrooms & living
- All Smoke alarms are compliant with the new code
- Security screens on entry doors and some windows
- Tiled flooring in Dining/Kitchen and laundry areas.
- Separate Dining Room
- Linen press in laundry
- Separate Toilet
- Laundry with sink and cupboard
- The main bathroom has a shower, a vanity, and plenty of drawers for toiletries
- Massive undercover entertainment area or use as 3x carports
- Double lock-up garage with power and lighting
- Plenty of storage space underneath the house
- Fencing on 3 sides, only the front would need to be secured if you had dogs
- Updated Colorbond roofing
- Steel adjustable stumps
- 9×6m shed
- Plenty of water supply with many rainwater tanks (45,000ltrs), there is also a low-flow mains feed into the property (if required)
- Septic system
- 10 different fruit trees that all produce fruit on the western side of the property
- Land Rates \$1,305.95 per half year & water rates \$186.53 per half year

This is a property that needs an inspection to take in the space & opportunity to build your

dream home or expand on what is already in place. There is just so much you could do on this land. Call Scott or John for your private inspection or look at the video included on this link to take in all the features.

The house is currently leased for \$800 per week until 12/09/2025